LOT 21 BLOCK A CENTURY OAK S/D
ORB 582-724, 713-361, 851-784,

HALL IRA N/HALL VALARIE L
226 SE FOREST TERRACE
LAKE CITY, FL 32025

2026

16-4S-17-08382-371

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

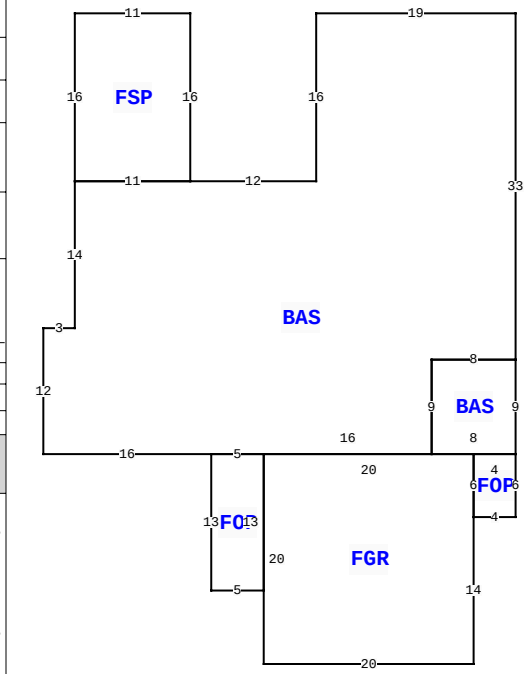
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	5,650
BAS	1,360	100		1,360	106,734
FGR	400	55		220	17,266
FOP	24	30		7	549
FOP	65	30		20	1,570
FSP	176	40		70	5,494
TOTALS	2,097			1,749	137,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,749	107.8000	120.74	211,174	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1432 HX Base Yr 1998



226 SE FOREST TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,263
TOTAL MARKET OB/XF VALUE		2,050
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		157,813
SOH/AGL Deduction		68,372
ASSESSED VALUE		89,441
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,719
TOTAL JUST VALUE		157,813
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0851/0784	12/31/1997	WD	Q	I		65,000
GRANTOR: CHANCEY						
GRANTEE: HALL						
0713/0361	3/15/1990	WD	Q	I		47,500
GRANTOR: BOGART CHARLES						
GRANTEE: CHANCEY BENJAMEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S16 W12 FSP= N16 W11 S16 E11$ W11 S14 W3 S12 E16 FOP= S13 E5 N13 W5$ E5 FGR= S20 E20 N14 FOP= E4 N6 W4 S6$ N6 W20$ E16 BAS= E8 N9W8 S9$ N9 E8 N33$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,050

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/04/2017 BY DF Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/02/2025 BY SYS