LOT 32 BLOCK A CENTURY OAK S/D

625-06, 668-498, DC 1135-1415, D

SASSER SEAN H
152 SE FOREST TER
LAKE CITY, FL 32025

2026

16-4S-17-08382-382

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

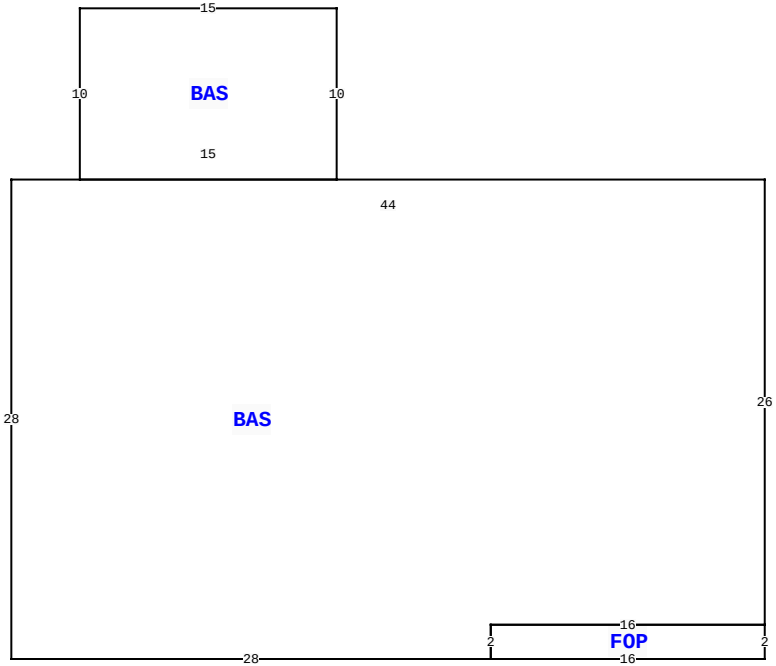
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	150	100		150	14,843
BAS	1,200	100		1,200	118,746
FOP	32	30		10	989
TOTALS	1,382			1,360	134,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,360	117.8000	131.94	179,438	1985	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2022 Heated Area: 1350 HX Base Yr 2022



152 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		134,578
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		153,778
SOH/AGL Deduction		16,516
ASSESSED VALUE		137,262
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,540
TOTAL JUST VALUE		153,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/1938	2/18/2021	WD	Q	I	01	140,000
GRANTOR: DEKLE TERRY W & TERES						
GRANTEE: SASSER SEAN H						
1341/1510	7/27/2017	WD	U	I	30	1,800
GRANTOR: TERRY W DEKLE & TERES						
GRANTEE: TERRY W DEKLE & TER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S28 E28 N2 E16 N26 $
FOP=[ORIG=-16,28] E16 N2 W16 S2 $
BAS=[DPR_YEAR=2017;ORIG=-40,-10] S10 E15 N10 W15 $
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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	50	10	1.00	UT	0.00	0.00	100	0	0	3	100	650	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 700

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: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS