

LOT 5 BLOCK B CENTURY OAKS S/D.
483-522,522-87, 1008-1043 DC, WD

TROWELL LEE ALLEN
421 SE FOREST TER
LAKE CITY, FL 32025

2026

16-4S-17-08382-404



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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	1,456	100		1,456	126,344
FGR	462	55		254	22,041
FOP	96	30		29	2,517
FOP	154	30		46	3,992
TOTALS	2,168			1,785	154,894

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,785	119.1960	133.50	238,298	1979	1979	0	0	35.00	65.00
1 SINGLE FAM 0% - 2023 Heated Area: 1456 HX Base Yr											
421 SE FOREST TER, LAKE CITY											

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

TOTAL OB/XF									
2,200									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		154,894	
TOTAL MARKET OB/XF VALUE		2,200	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		175,594	
SOH/AGL Deduction		0	
ASSESSED VALUE		175,594	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		175,594	
TOTAL JUST VALUE		175,594	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		175,594	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1457/2703	1/13/2022	WD U	I	I	11	100	
GRANTOR: TROWELL LONNIE JACK							
GRANTEE: TROWELL LEE ALLEN							
1440/1430	6/21/2021	PB U	I	I	18	0	
GRANTOR: CLERK OF COURT							
GRANTEE: TROWELL LEE ALLEN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W17 FOP= N8 W12 S8 E12\$ W35 S28 FGR= S22 E21 N22 W21\$ E21 FOP= S22 E7 N22W7\$ E31 N28\$.									