LOT 10 BLOCK B CENTURY OAK S/D
ORB 377-431, 732-964, 742-115, 7

DODSON DONALD/DODSON KATHERINE S
319 SE FOREST TER
LAKE CITY, FL 32025-9809

2026

16-4S-17-08382-409

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

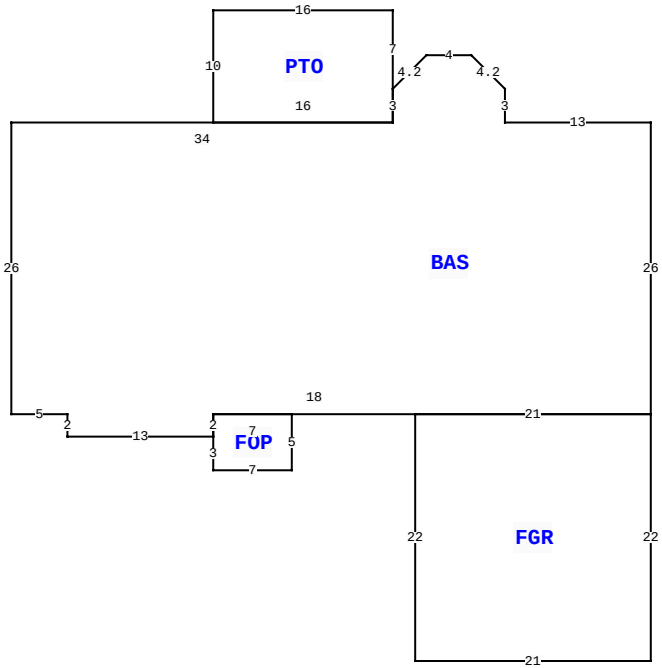
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,559	100		1,559	134,471
FGR	462	55		254	21,909
FOP	35	30		10	863
PTO	160	5		8	690
TOTALS	2,216			1,831	157,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	118.4820	132.70	242,974	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1559 HX Base Yr 2014



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

319 SE FOREST TER, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		157,933
TOTAL MARKET OB/XF VALUE		1,061
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		177,494
SOH/AGL Deduction		70,450
ASSESSED VALUE		107,044
TOTAL EXEMPTION VALUE	HX HB SX WX	105,722
BASE TAXABLE VALUE		1,322
TOTAL JUST VALUE		177,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,494

SALE:6:1: 9 LOTS 9 PRCLS
SALE:5:1: 4 LOTS - 4 PRCLS
SALE:4:1: 4 PRCLS - LOTS 9, 10, 16 & 17 CENTURY OA
SALE:3:1: LOT 10 CENT OAK BLK B

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38208	MAINT/ALTR	75	06/06/2019
10845	SFR	250	03/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1270/1685	3/03/2014	WD	U	I	30	100
GRANTOR: DONALD, LARRY G & KAT						
GRANTEE: DONALD, LARRY G & K						
1250/2385	2/12/2013	WD	U	I	12	87,000
GRANTOR: HSBC BANK USA TRUSTEE						
GRANTEE: DONALD, LARRY G & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N3 U3 L3 W4 L3 D3 PTO= N7 W16 S10 E16 N3$ S3 W34 S26 E5 S2 E13 FOP= S3 E7 N5 W7 S2$ N2 E18 FGR= S22 E21N22 W21$ E21 N26$.

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	861.00	UT	1.00	1.00	100	1996	1996	3	100	861	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,061

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 07/09/2019 BY RP Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS