

LOT 11 BLOCK B CENTURY OAK S/D
ORB 377-431, 732-964, 742-115, 7

MCCOY MARCUS/MCCOY JESSICA
299 SE FOREST TER
LAKE CITY, FL 32025

2026

16-4S-17-08382-410

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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
BAS	1,508	100
FGR	462	55
FOP	120	30
TOTALS	2,090	1,798
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TOTALS	2,090	1,798

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	833.00	UT	3.00	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,798	127.3800	142.67	256,521	2006	2006	0	0
1 SINGLE FAM 100% - 2022 Heated Area: 1508 HX Base Yr 2022									
299 SE FOREST TER, LAKE CITY									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/21/2023 MLU									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	833.00	UT	3.00	3.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	833.00	UT	3.00	3.00

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				207,782			
TOTAL MARKET OB/XF VALUE				2,499			
TOTAL LAND VALUE - MARKET				18,500			
TOTAL MARKET VALUE				228,781			
SOH/AGL Deduction				44,733			
ASSESSED VALUE				184,048			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				133,326			
TOTAL JUST VALUE				228,781			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				231,346			
SALE:2:1: 9 LOTS 9 PRCLS							
SALE:1:1: 4 LOTS - 4 PARCELS							