LOT 13 BLOCK B CENTURY OAK S/D
377-431, 732-964, 742-115, 744-1

TAYLOR WILLIAM JAMES/TAYLOR SAVANNAH ERIN
257 SE FOREST TER
LAKE CITY, FL 32025

2026

16-4S-17-08382-412

COLUMBIA COUNTY PROPERTY

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 70
Interior Floo	15	HARDTILE 20
Interior Floo	14	CARPET 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

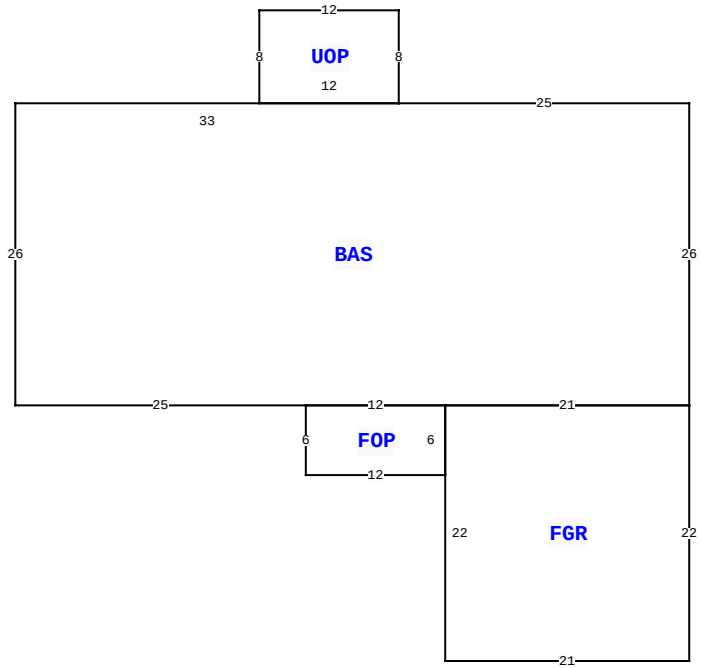
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16417.090	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	175,319
FGR	462	55		254	29,530
FOP	72	30		22	2,558
UOP	96	20		19	2,209
TOTALS	2,138			1,803	209,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,803	128.1500	143.53	258,785	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 1508 HX Base Yr 2022



257 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		209,616
TOTAL MARKET OB/XF VALUE		2,978
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		231,094
SOH/AGL Deduction		27,598
ASSESSED VALUE		203,496
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,774
TOTAL JUST VALUE		231,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052161	Roof Replacement	13,657	01/27/2025
24322	SFR	485	03/30/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1546/1403	7/30/2025	WD	Q	I	01	273,000
GRANTOR: RAINES SASHA						
GRANTEE: TAYLOR WILLIAM JAME						
1450/2476	10/22/2021	WD	Q	I	01	230,000
GRANTOR: LEE BRANDI L						
GRANTEE: RAINES SASHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N8 W12 S8 E12$ W33 S26 E25 FOP= S6 E12 N6 W12$ E12 FGR= S22 E21 N22 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	926.00	UT	3.00	3.00	100	2006	2006	3	100	2,778	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,978

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