LOT 17 BLOCK B CENTURY OAK S/D.
377-431, 732-964, 742-115, 758-9

DEVER DEBRA
175 SE FOREST TER
LAKE CITY, FL 32025

2026

16-4S-17-08382-416

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

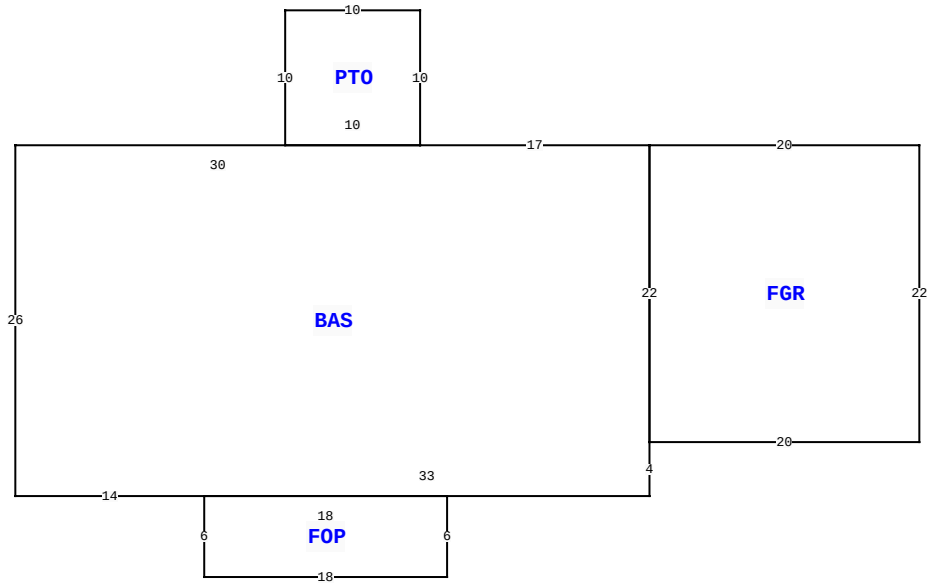
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,222	100		1,222	98,112
FGR	440	55		242	19,430
FOP	108	30		32	2,569
PTO	100	5		5	402
TOTALS	1,870			1,501	120,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,501	110.2860	123.52	185,404	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1222 HX Base Yr 1999



175 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		120,513
TOTAL MARKET OB/XF VALUE		1,695
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		140,708
SOH/AGL Deduction		44,823
ASSESSED VALUE		95,885
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		40,163
TOTAL JUST VALUE		140,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,078

SALE:6:1: 9 LOTS 9 PRCLS

SALE:5:1: 4 LOTS - 4 PRCLS

SALE:4:1: 4 PARCELS - LOTS 9, 10, 16 & 17 CENTURY

SALE:3:1: LOT 17 BLOCK B CENTURY OAK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9578	SFR	210	04/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/737	6/03/2025	LE	U	I	14	100
GRANTOR: DEVER DEBRA						
GRANTEE: DEVER DEBRA (ENH LE						
0852/2225	2/03/1998	WD	Q	I		74,000
GRANTOR: BILLINGTON						
GRANTEE: DEVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N10 W10 S10 E10$ W30 S26 E14 FOP= S6 E18 N6 W18$ E33 N4 FGR= E20 N22 W20 S22$ N22$.

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	930.00	UT	1.50	1.50	100	1995	1995	3	100	1,395	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,695

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/01/2017 BY DF Total Acres: 0.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS