

LOT 6 BLOCK C CENTURY OAK S/D.
736-958, 767-265, 843-1261, 863-

HILL DAWNA
354 SE FOREST TER
LAKE CITY, FL 32025

2026

16-4S-17-08382-430



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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		06

NEIGHBORHOOD/LOC	16417.090	1.00/
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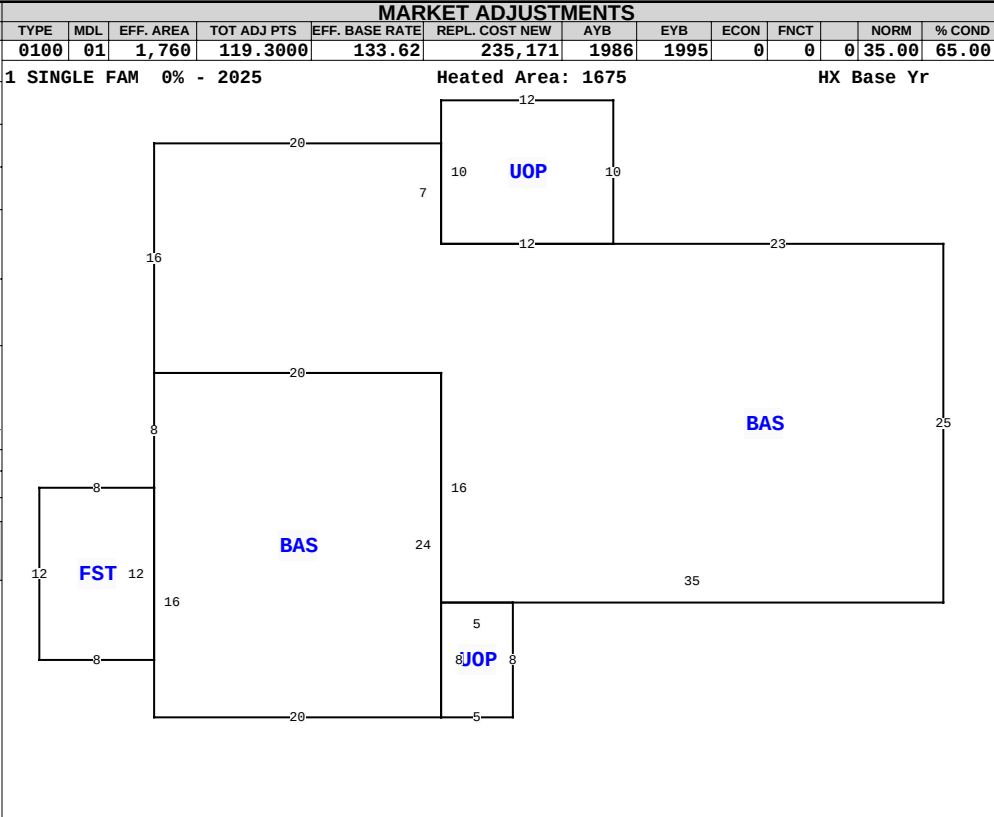
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	41,690
BAS	1,195	100		1,195	103,789
FST	96	55		53	4,603
UOP	40	20		8	695
UOP	120	20		24	2,085

TOTALS	1,931			1,760	152,861
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
4	0080	DECKING	0	0	0	0	1.00	UT	0.00
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
6	0258	PATIO	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		00	0.00	0.00	1.00

REVIEW DATE	10/25/2024	BY	TP
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354 SE FOREST TER, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

TOTAL OB/XF												2,900	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00			

Total Acres:	0.39	Total Land Value:	18,500	Market:	0	Agricultural:	0	Common:	18,500
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		152,861			
TOTAL MARKET OB/XF VALUE		2,900			
TOTAL LAND VALUE - MARKET		18,500			
TOTAL MARKET VALUE		174,261			
SOH/AGL Deduction		0			
ASSESSED VALUE		174,261			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		174,261			
TOTAL JUST VALUE		174,261			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		174,731			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27502	ADDN SFR	121	11/26/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1521/2778	8/26/2024	WD	Q	I	01	205,000	
GRANTOR: STITSINGER CHRISTOPHE							
GRANTEE: HILL DAWNA							
1399/2647	11/26/2019	WD	Q	I	01	165,000	
GRANTOR: BRETT ALAN HANLEY TRU							
GRANTEE: CHRISTOPHER & LYNDIA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W23 UOP= N10 W12 S10 E12\$ W12 N7 W20 S16 BAS= S8 FST= W8 S12 E8 N12\$ S16 E20 N24 W20\$ E20 S16 UOP= S8E5 N8 W5\$ E35 N25\$.									