COMM NW COR OF LOT 17 CENTURY E
ALONG S R/W CENTURY AVE 125 FT,
POB, CONT S 39.15 FT, E 14.62 FT

STRAYER JONATHAN WESLEY/STRAYER TERRI MARIE
1701 OHIO AVE N
LIVE OAK, FL 32064

2026

18-4S-17-08467-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

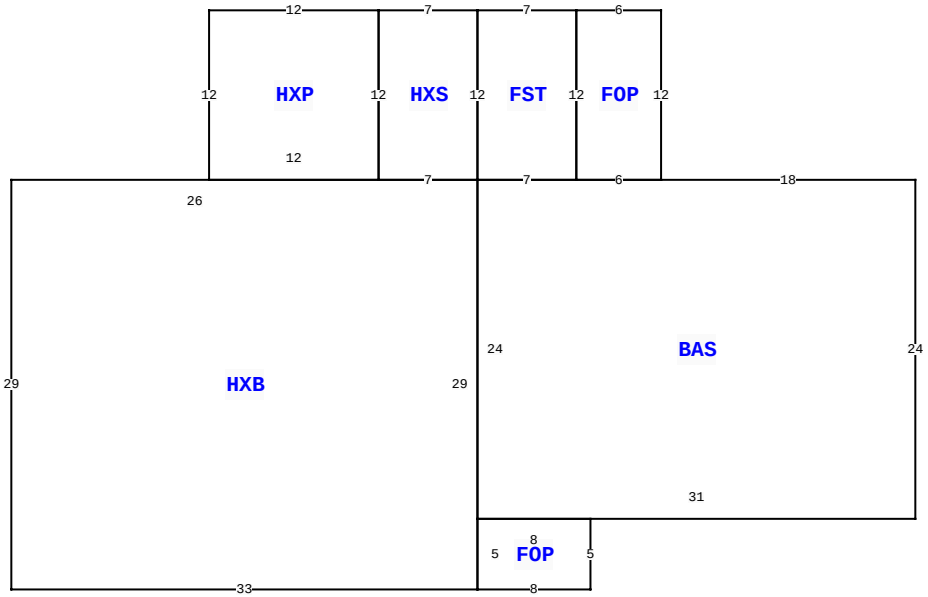
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100		744	45,381
FOP	40	30		12	732
FOP	72	30		22	1,342
FST	84	55		46	2,806
HXB	957	100		957	58,373
HXP	144	30		43	2,623
HXS	84	40		34	2,074
TOTALS	2,125			1,858	113,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,858	119.5950	101.66	188,884	1985	1985	0	0	0	40.00	60.00

1 DUPLEX 0% - 2022 Heated Area: 1701 HX Base Yr



144 SW MILLENNIUM CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	113,330
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	36,500
TOTAL MARKET VALUE	149,830
SOH/AGL Deduction	0
ASSESSED VALUE	149,830
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,830
TOTAL JUST VALUE	149,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1444/2174	8/11/2021	WD	Q	I	01	180,000
GRANTOR: HEDGESPETH DEREK R						
GRANTEE: STRAYER JONATHAN WE						
1412/0833	5/27/2020	WD	Q	I	01	157,900
GRANTOR: MICHAEL & JUDITH VARD						
GRANTEE: DEREK R HEDGESPETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N12 W6 S12 E6$W6 FST= N12 W7 S12 E7$ W7 HXS= N12 W7 S12 E7$ HXB= W7 HXP= N12 W12 S12 E12$ W26 S29E33 N29$ S24 FOP= S5 E8 N5 W8$ E31 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		RSF-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							
2	0800	C	MULTI-FAM	0		RSF-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							
3	0000	C	VAC RES	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	1,500.00	1,500.00	1,500							

REVIEW DATE 05/09/2017 BY BC Total Acres: 0.54 Total Land Value: 36,500 Market: 0 Agricultural: 0 Common: 36,500 PRINTED 11/07/2025 BY SYS