

LOT 4 OAK HAMLET S/D.
836-145. WD 1009-2692, WD 1036-1

KAZAROS EVE MARIE
142 NW BATTLE HILL LN
LAKE CITY, FL 32055-5100

2026

28-3S-16-02365-104



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.070 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,325	100
FOP	75	30
TOTALS	1,400	1,347

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,347	123.4000	138.21	186,169	2004	2004	0	0	0 21.00	79.00
1 SINGLE FAM		100% - 2017		Heated Area: 1325				HX Base Yr 2017			
142 NW BATTLE HILL LN, LAKE CITY											
BLD DATE							LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				
04/21/2023							MLU				

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	1,025.00	UT	2.00	2.00	100	2004

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2004	3	100	2,050	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

TOT DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1.00	1.00	1.00	18,500.00	18,500.00	18,500

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		147,074	
TOTAL MARKET OB/XF VALUE		2,050	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		167,624	
SOH/AGL Deduction		56,044	
ASSESSED VALUE		111,580	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		60,858	
TOTAL JUST VALUE		167,624	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,485	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21764	SFR	424	04/21/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1311/0198	3/05/2016	WD Q	I	01	
GRANTOR: DAVID & TRISTINE REYE					
GRANTEE: EVE MARIE KAZAROS					
1056/1836	7/05/2005	WD Q	I		
GRANTOR: SOUTHEAST OPERATION P					
GRANTEE: DAVID & TRISTINE RE					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W40 S35 E13 FOP= E15 N5 W15 S5\$ N5 E15 S5 E12 N35\$.											