NW DIV: LOT 7 BLOCK C NORTHSIDE

IRB 377-599, 538-054,

COPPOCK CHARLES W/COPPOCK DOROTHY R
772 NW OAKLAWN TER
LAKE CITY, FL 32055

2026

30-3S-17-11702-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

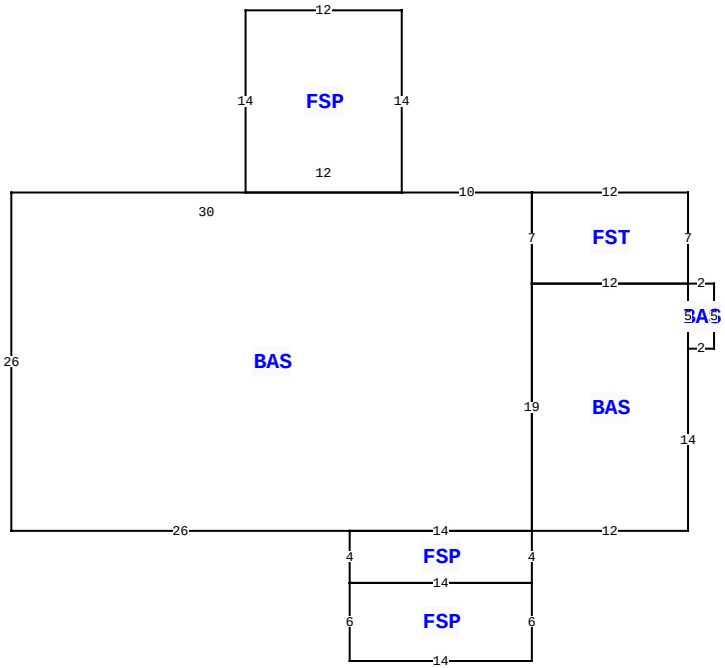
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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 07
NEIGHBORHOOD/LOC	30317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10	100		10	670
BAS	228	100		228	15,281
BAS	1,040	100		1,040	69,704
FSP	56	40		22	1,475
FSP	84	40		34	2,279
FSP	168	40		67	4,491
FST	84	55		46	3,083
TOTALS	1,670			1,447	96,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,447	108.8000	121.86	176,331	1977	1977	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1278 HX Base Yr



772 NW OAKLAWN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		96,982
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		4,281
TOTAL MARKET VALUE		102,163
SOH/AGL Deduction		33,871
ASSESSED VALUE		68,292
TOTAL EXEMPTION VALUE	HX HB VX	48,292
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		102,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0377/0599	4/01/1977	03	Q	I		22,750

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N14 W12 S14 E12$ W30 S26 E26 FSP= S4 FSP= S6 E14 N6 W14$ E14 N4 W14$ E14 BAS= E12 N14 BAS= E2 N5 W2 S5$ N5 W12 S19$ N19 FST= E12 N7 W12 S7 $ N7$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 900

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			0.00	0.00	6,850.00	SF		1.00	1.00	1.25	0.50	0.63	4,281							

REVIEW DATE 11/05/2015 BY DF Total Acres: 0.16 Total Land Value: 4,281 Market: 0 Agricultural: 0 Common: 4,281 PRINTED 11/18/2025 BY SYS