

LOT 12 BLOCK 3 FOREST HILLS S/D  
804-40, 867-461, 896-2157 THRU 2

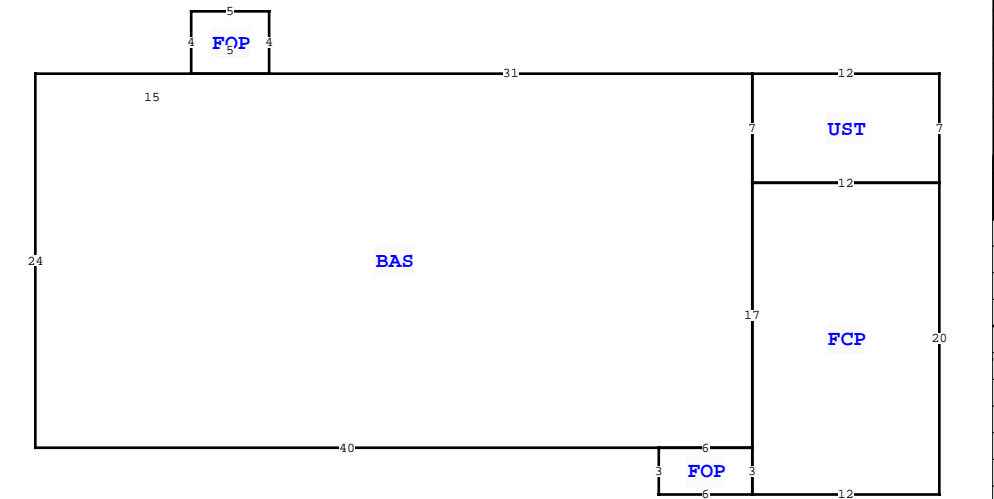
HOWARD CHRISTOPHER R  
P O BOX 17  
LAKE CITY, FL 32056-0017

**2026**

00-00-00-07718-000

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	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,213	126.9880	142.23	172,525	1964	1964	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	102,064
FCP	240	25		60	5,547
FOP	18	30		5	462
FOP	20	30		6	554
UST	84	45		38	3,513
<b>TOTALS</b>	<b>1,466</b>			<b>1,213</b>	<b>112,141</b>

292 SE OAK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026
INC DATE		AG DATE	MLU

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	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	8	10	UT	5.00	5.00	100	1993	1993	3	100	400	

TOTAL OB/XF 700

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		*RSF	285.00	125.00	10,625.00	SF		1.00	1.00	1.00	1.50	1.50	15,938							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			112,141
TOTAL MARKET OB/XF VALUE			700
TOTAL LAND VALUE - MARKET			15,938
TOTAL MARKET VALUE			128,779
SOH/AGL Deduction			55,335
ASSESSED VALUE			73,444
TOTAL EXEMPTION VALUE	HX HB		48,444
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			128,779
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			123,466
SALE:2:1: JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP			
SALE:1:1: GIFT TO CHURCH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
00083			02/22/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/2659	7/19/2016	WD	U	I	11	100
GRANTOR: CHRISTOPHER R GOWARD						
GRANTEE: CHRISTOPHER R HOWAR						
0896/2160	2/10/2000	WD	Q	I		45,000
GRANTOR: PARKVIEW BAPTIST CHUR						
GRANTEE: HOWARD'S						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W31 FOP= N4 W5 S4 E5\$ W15 S24 E40 FOP= S3 E6 N3 W6\$E6	
FCP= S3 E12 N20 W12 S17\$ N17 UST= E12 N7 W12 S7\$ N7\$.	