LOT 17 BLK 3 FOREST HILLS S/D UN

DC 664-57, 898-2146,

LYNCH RICHARD A
954 SE DIVISION AVE
LAKE CITY, FL 32025-6806

2027

00-00-00-07723-000

BUILDING CHARACTERISTICS

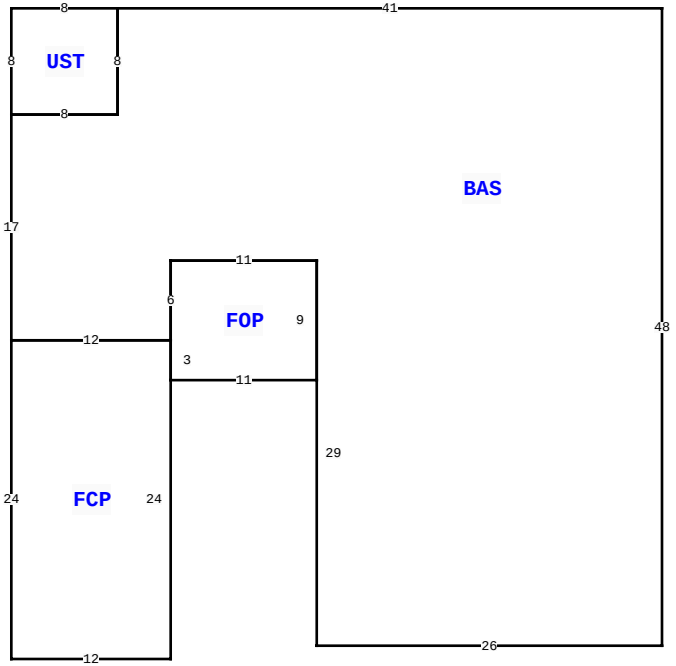
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,693	100		1,693	136,302
FCP	288	25		72	5,797
FOP	99	30		30	2,415
UST	64	45		29	2,335
TOTALS	2,144			1,824	146,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,824	112.6000	123.86	225,921	1961	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 1693 HX Base Yr 2001



954 SE DIVISION AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		146,849
TOTAL MARKET OB/XF VALUE		850
TOTAL LAND VALUE - MARKET		21,600
TOTAL MARKET VALUE		169,299
SOH/AGL Deduction		65,897
ASSESSED VALUE		103,402
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		51,991
TOTAL JUST VALUE		169,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
511	SFR	0	05/23/2017
502	DEMOLISH	0	05/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0898/2146	3/10/2000	WD	Q	I		72,500

GRANTOR: M HOFFMAN

GRANTEE: R LYNCH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 UST= W8 S8 E8 N8$ S8 W8S17 FCP= S24 E12 N24 W12$ E12
FOP= S3 E11 N9 W11 S6$ N6 E11 S29 E26 N48$.

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	500	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0294	SHED WOOD/	0	100	8	15	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 850

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		*RSF	-280.00	180.00	14,400.00	SF		1.00	1.00	1.00	1.50	1.50	21,600							

REVIEW DATE 10/05/2016 BY DF Total Acres: 0.33 Total Land Value: 21,600 Market: 0 Agricultural: 0 Common: 21,600 PRINTED 11/17/2026 BY SYS