LOT 1 BLK 4 FOREST HILLS S/D UNI
470-127, 470-182, DC 946-880, QC

BISHOP DAVID KIRKLAND
344 SE OAK ST
LAKE CITY, FL 32025

2027

00-00-00-07725-000

BUILDING CHARACTERISTICS

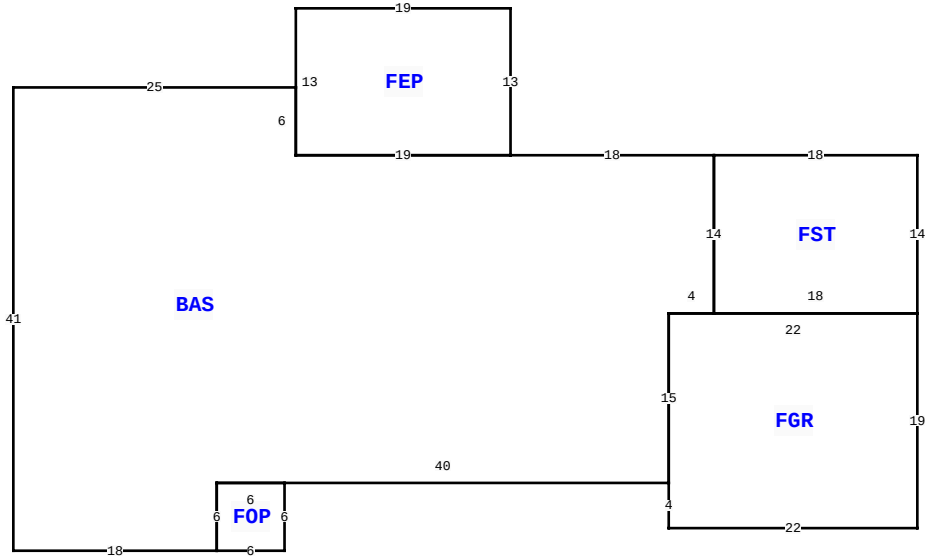
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,996	100		1,996	164,328
FEP	247	80		198	16,301
FGR	418	55		230	18,936
FOP	36	30		11	905
FST	252	55		139	11,444
TOTALS	2,949			2,574	211,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,574	115.1500	126.66	326,023	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1996 HX Base Yr 2016



344 SE OAK ST, LAKE CITY

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

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	450	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	211,915
TOTAL MARKET OB/XF VALUE	3,150
TOTAL LAND VALUE - MARKET	21,600
TOTAL MARKET VALUE	236,665
SOH/AGL Deduction	99,720
ASSESSED VALUE	136,945
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	85,534
TOTAL JUST VALUE	236,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
159	MAINT/ALTR	55	04/12/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/2549	3/24/2015	QC	U	I	11	0
GRANTOR: JULIE GAFFORD & WENDY						
GRANTEE: DAVID KIRKLAND BISH						
1276/1560	2/18/1998	QC	Q	I	01	100
GRANTOR: DOUGLAS & MARGARET AL						
GRANTEE: JULIE GAFFORD & WEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S41 E18 FOP= E6 N6 W6 S6$ N6 E40 FGR= S4 E22 N19W22 S15$ N15 E4 FST= E18 N14 W18 S14$ N14 W18 FEP= N13 W19S13 E19$ W19 N6$.

LAND DESCRIPTION

TOTAL OB/XF 3,150

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-2	120.00	120.00	14,400.00	SF		1.00	1.00	1.00	1.50	1.50	21,600							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.33 Total Land Value: 21,600 Market: 0 Agricultural: 0 Common: 21,600 PRINTED 11/17/2026 BY SYS