LOT 15 BLOCK 4 FOREST HILLS S/D
NE COR LOT 14 RUN NW 120.42 FT,
120 FT TO POB.

WILLIAMS ROBERT A/WILLIAMS MEYNA A
434 SE OAK ST
LAKE CITY, FL 32025

**2027**

**00-00-00-07736-000**

## BUILDING CHARACTERISTICS

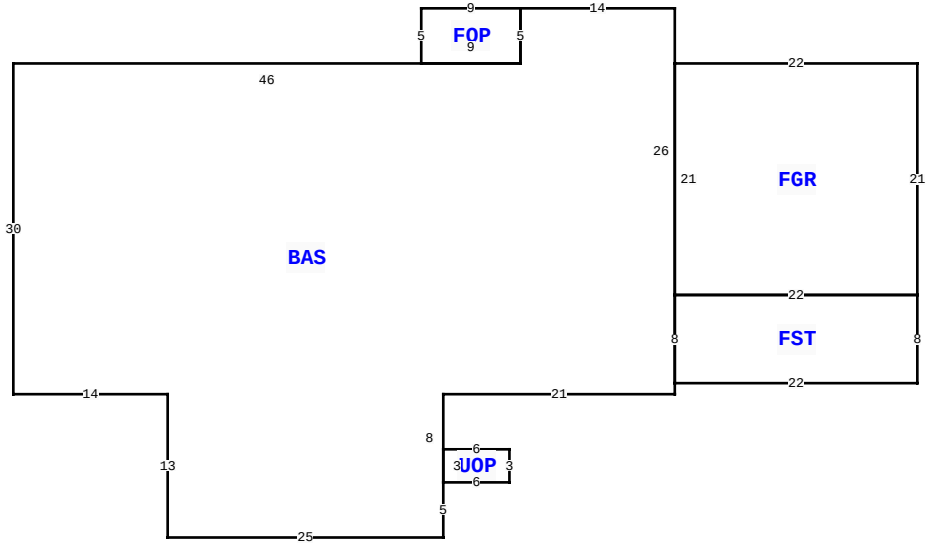
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 2,195 | 100 | | 2,195 | 173,493 |
| FGR | 462 | 55 | | 254 | 20,076 |
| FOP | 45 | 30 | | 14 | 1,106 |
| FST | 176 | 55 | | 97 | 7,667 |
| UOP | 18 | 20 | | 4 | 316 |
| TOTALS | 2,896 | | | 2,564 | 202,658 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,564 | 110.5440 | 121.60 | 311,782 | 1960 | 1960 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1995 Heated Area: 2195 HX Base Yr 1995




434 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 | 600 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 8 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 202,658 |
| TOTAL MARKET OB/XF VALUE | | 1,000 |
| TOTAL LAND VALUE - MARKET | | 25,012 |
| TOTAL MARKET VALUE | | 228,670 |
| SOH/AGL Deduction | | 110,834 |
| ASSESSED VALUE | | 117,836 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 66,425 |
| TOTAL JUST VALUE | | 228,670 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 232,354 |

SALE:2:1: LOT 15 PART LOT 14 BLK 4 FOREST HILL UNI

SALE:1:1: $.70 STAMPS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 00000279 | ADDN SFR | 15 | 08/09/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0790/1047 | 5/08/1994 | QC | Q | I | 01 | 0 |
| GRANTOR: ANNETTE M HEMINGWAY | | | | | | |
| GRANTEE: ROBERT & MEYNA WILL | | | | | | |
| 0788/0857 | 3/30/1994 | PR | Q | I | | 76,000 |
| GRANTOR: JOHN F MCMANUS ESTATE | | | | | | |
| GRANTEE: ROBERT A & MEYNA A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 FOP= W9 S5 E9 N5$ S5 W46 S30 E14 S13 E25 N5 UOP= E6 N3 W6 S3$ N8 E21 N1 FST= E22 N8W22 S8$ N8 FGR= E22 N21 W22 S21$ N26$.

## LAND DESCRIPTION

TOTAL OB/XF 1,000

| 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 | 0.00 | 0.00 | 16,675.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 25,012 | | | | | | | |

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.38 Total Land Value: 25,012 Market: 0 Agricultural: 0 Common: 25,012 PRINTED 11/17/2026 BY SYS