LOT 2 BLOCK 5 FOREST HILLS S/D U
241-231, 930-75, LE 1350-60, WD

TILLMAN PRECIOUS SOUONE SNELL
363 SE OAK ST
LAKE CITY, FL 32025

**2027**

**00-00-00-07744-000**

## BUILDING CHARACTERISTICS

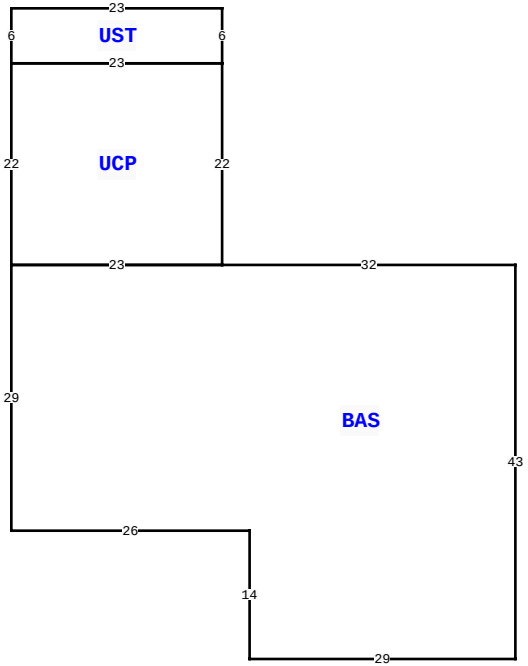
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 2,001 | 100 | | 2,001 | 161,190 |
| UCP | 506 | 20 | | 101 | 8,136 |
| UST | 138 | 45 | | 62 | 4,995 |
| TOTALS | 2,645 | | | 2,164 | 174,320 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,164 | 112.6620 | 123.93 | 268,185 | 1962 | 1962 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 2001 HX Base Yr 2021




363 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 | 650 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 174,320 |
| TOTAL MARKET OB/XF VALUE | | 650 |
| TOTAL LAND VALUE - MARKET | | 16,200 |
| TOTAL MARKET VALUE | | 191,170 |
| SOH/AGL Deduction | | 46,901 |
| ASSESSED VALUE | | 144,269 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 92,858 |
| TOTAL JUST VALUE | | 191,170 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 194,335 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 102 | MAINT/ALTR | 50 | 03/26/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1423/0684 | 10/23/2020 | WD | Q | I | 05 | 143,000 |
| GRANTOR: ANJANEYA M & PRAMILA | | | | | | |
| GRANTEE: PRECIOUS SOUONE SNE | | | | | | |
| 1350/0060 | 12/13/2017 | LE | U | I | 14 | 100 |
| GRANTOR: ANJANEYA M & PRAMILA | | | | | | |
| GRANTEE: NAMRATHA A SETTY & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W32 UCP= N22 UST= N6 W23 S6 E23$ W23 S22 E23$ W23 S29 E26 S14 E29 N43$.

## LAND DESCRIPTION

TOTAL OB/XF 650

| 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- | 290.00 | 120.00 | 10,800.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 16,200 | | | | | | | |

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.25 Total Land Value: 16,200 Market: 0 Agricultural: 0 Common: 16,200 PRINTED 11/17/2026 BY SYS