

LOT 1 & W1/2 LOT 2 BLOCK 6 FORES
 UNIT 1 & BEG NW COR OF LOT 1, BL
 HILLS UNIT 1, RUN N 134.9 FT, E

CURTIS GERALD L/GREANY CARLA
 413 SE OAK ST
 LAKE CITY, FL 32025-6829

2026

00-00-00-07746-000



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 Floor	14	CARPET 90
Interior Floor	15	HARDTILE 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
BAS	1,575	100
FEP	288	80
FGR	600	55
FOP	224	30
UEP	300	60
TOTALS	2,987	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2023									
Heated Area: 1575					HX Base Yr 2023							
BLD DATE		LGL DATE										
XF DATE		LAND DATE	05/19/2026	MLU								
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			196,634
TOTAL MARKET OB/XF VALUE			16,036
TOTAL LAND VALUE - MARKET			59,514
TOTAL MARKET VALUE			272,184
SOH/AGL Deduction			28,079
ASSESSED VALUE			244,105
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			192,694
TOTAL JUST VALUE			272,184
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			252,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/2608	12/23/2022	WD	Q	I	01	274,900
GRANTOR: BASSO VERONICA						
GRANTEE: CURTIS GERALD L						
1259/1535	8/08/2013	LE	U	I	11	100
GRANTOR: VERONICO BASSO (UNREM)						
GRANTEE: VERONICO BASSO (LIF)						

EXTRA FEATURES		413 SE OAK ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	NOTES
1	0166	CONC, PAVMT	
2	0280	POOL R/CON	
3	0190	FPLC PF	

BUILDING DIMENSIONS	
BAS= W25 FEP= N12 W24 S12 E24\$ W24 UEP= N10 W30 S10E30\$ W14	
FGR= W24 S25 E24 N25\$ S25 E22 FOP= S8 E28 N8 W28\$ E41 N25\$.	

TOTAL OB/XF																	16,036							
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-	2 0.00	0.00	39,676.00	SF		1.00	1.00	1.00	1.50	1.50	59,514							

LAND DESCRIPTION		TOTAL OB/XF		16,036											
REVIEW DATE	01/24/2023	BY	ME	Total Acres:	0.91	Total Land Value:	59,514	Market:	0	Agricultural:	0	Common:	59,514	PRINTED 06/09/2026 BY	SYS