E1/2 OF LOT 2 & LOT 3 BLOCK 6 FO
UNIT 1 & BEG NW COR OF E1/2 OF L
N 115.52 FT, E 186.43 FT ALONG T

WATERS JAMES LEWIS JR
435 SE OAK ST
LAKE CITY, FL 32025

2027

00-00-00-07747-000

BUILDING CHARACTERISTICS

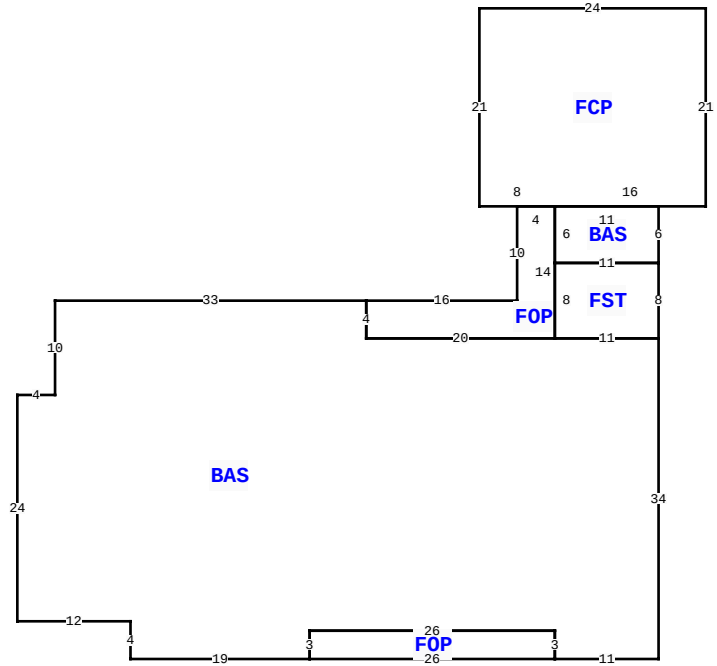
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	66	100		66	5,767
BAS	2,294	100		2,294	200,452
FCP	504	25		126	11,010
FOP	78	30		23	2,010
FOP	120	30		36	3,146
FST	88	55		48	4,194
TOTALS	3,150			2,593	226,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,593	113.4840	124.83	323,684	1964	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2023 Heated Area: 2360 HX Base Yr 2023



435 SE OAK ST, LAKE CITY

BLD DATE		LGL DATE	05/19/2026 MLU
XF DATE		LAND DATE	
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		226,579
TOTAL MARKET OB/XF VALUE		4,100
TOTAL LAND VALUE - MARKET		67,301
TOTAL MARKET VALUE		297,980
SOH/AGL Deduction		11,890
ASSESSED VALUE		286,090
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,679
TOTAL JUST VALUE		297,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/2794	4/29/2022	WD	Q	I	01	290,000
GRANTOR: LYONS WILLIAM J						
GRANTEE: WATERS JAMES LEWIS						
1088/1315	6/20/2006	WD	Q	I		238,000
GRANTOR: BONNIE H HUNT						
GRANTEE: WILLIAM J & JUDITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S10 W4 S24 E12 S4 E19 FOP= N3 E26 S3 W26$ N3 E26 S3 E11 N34 FST= N8 W11 S8E11$ W11 FOP= N14 BAS= S6 E11 N6 W11$ FCP= E16 N21 W24 S21 E8$ W4 S10 W 16 S4 E20 $ W20 N4$.

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	2,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	6	6	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0294	SHED WOOD/	0	100	20	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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	21,296.00	SF		1.00	1.00	1.00	1.50	1.50	31,944							
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	20,037.00	SF		1.00	1.00	1.00	1.50	1.50	30,056							
3	0000	C	VAC RES	100			19.00	186.00	3,534.00	SF		1.00	1.00	1.00	1.50	1.50	5,301							

REVIEW DATE 10/04/2016 BY DF Total Acres: 1.03 Total Land Value: 67,301 Market: 0 Agricultural: 0 Common: 67,301 PRINTED 11/17/2026 BY SYS