W DIV: LOTS 1, 2 & 3 BLOCK 5 MCF
768-2150, 773-2156 THRU 2162, 77

HILL OXFORD SEVEN LLC
901 WEST JACKSON BOULEVARD, SUITE 501
CHICAGO, IL 60607

2027

00-00-00-12544-000

BUILDING CHARACTERISTICS

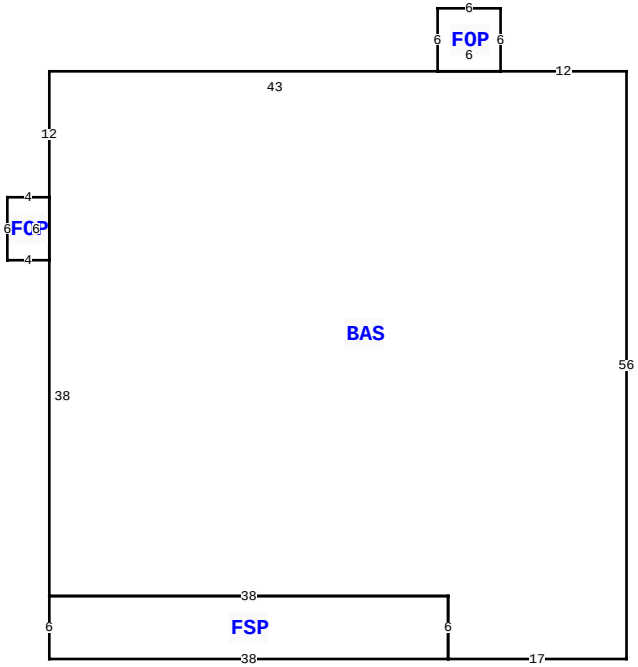
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	0107	SFRES/ACLF HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,852	100		2,852	145,777
FOP	24	30		7	358
FOP	36	30		11	562
FSP	228	40		91	4,652
TOTALS	3,140			2,961	151,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0707	01	2,961	104.3100	73.02	216,212	1993	1995	0	0	0	30.00	70.00

1 SFR/ACLF 0% - 2025 Heated Area: 2852 HX Base Yr



930 SW SPRING LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0	26	30	780.00	UT	1.50	1.50	100	0	0	3	100	1,170	
2	0166	CONC,PAVMT	0	0	24	14	336.00	UT	1.50	1.50	100	0	0	3	100	504	
3	0166	CONC,PAVMT	0	0	18	18	324.00	UT	1.50	1.50	100	0	0	3	100	486	
4	0166	CONC,PAVMT	0	0	78	12	936.00	UT	1.50	1.50	100	0	0	3	100	1,404	
5	0166	CONC,PAVMT	0	0	4	84	336.00	UT	1.50	1.50	100	0	0	3	100	504	
6	0296	SHED METAL	0	0	8	10	80.00	UT	3.50	3.50	50	1993	1993	3	50	140	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	151,348
TOTAL MARKET OB/XF VALUE	4,258
TOTAL LAND VALUE - MARKET	26,250
TOTAL MARKET VALUE	181,856
SOH/AGL Deduction	0
ASSESSED VALUE	181,856
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,856
TOTAL JUST VALUE	181,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/332	3/22/2024	WD	U	I	37	287,300
GRANTOR: CLARK EVANS & TATE IN						
GRANTEE: HILL OXFORD SEVEN L						
0779/0244	6/24/1993	WD	U	I	12	53,400
GRANTOR: SALEM VILLAGES						
GRANTEE: CLARK EVANS & TATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N6 W6 S6 E6$ W43 S12 FOP= W4 S6 E4 N6$ S38 FSP= S6 E38 N6 W38$ E38 S6 E17 N56$.

LAND DESCRIPTION

TOTAL OB/XF 4,258

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	0107	C	SFR/ACLF	0		*RSF-2	150.00	125.00	18,750.00	SF		1.00	1.00	0.70	2.00	1.40	26,250							

REVIEW DATE 04/22/2024 BY TP Total Acres: 0.43 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/17/2026 BY SYS