LOT 1 BLOCK 1 OAK HILL ESTATES R

758-2174, 830-668, 962-2157, WD

CABRERA ENRIQUE/CABRERA LAURA G
156 SE OAK HILL ST
LAKE CITY, FL 32025

2027

03-4S-17-07492-000

BUILDING CHARACTERISTICS

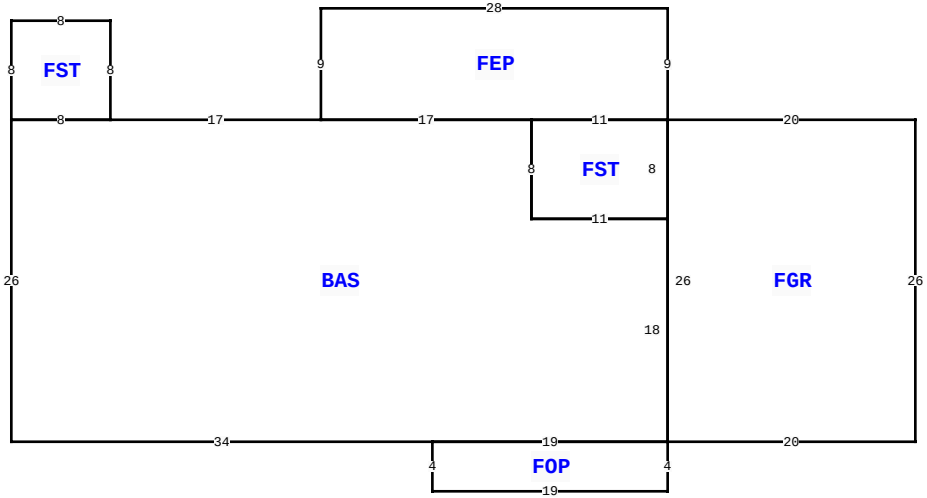
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	3417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100		1,290	102,138
FEP	252	80		202	15,994
FGR	520	55		286	22,645
FOP	76	30		23	1,821
FST	64	55		35	2,771
FST	88	55		48	3,801
TOTALS	2,290			1,884	149,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,884	110.7400	121.81	229,490	1962	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1290 HX Base Yr 2005



156 SE OAK HILL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		149,168
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		23,495
TOTAL MARKET VALUE		175,163
SOH/AGL Deduction		69,584
ASSESSED VALUE		105,579
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,168
TOTAL JUST VALUE		175,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,882

SALE:1:1: LOT 1 BLK 1 OAK HILL EST REPLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2745	6/10/2024	LE	U	I	14	100
GRANTOR: CABRERA ENRIQUE						
GRANTEE: CABRERA ENRIQUE (EN						
1034/1932	12/30/2004	WD	Q	I		99,500
GRANTOR: BRUCE & CATHERINE DUD						
GRANTEE: ENRIQUE & LAURA CAB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FST= N8 W8 S8 E8$ W8 S26 E34 FOP= S4E19N4 W19$ E19 FGR= E20 N26W20 S26$ N18 FST= N8 W11 S8E11$ W11 N8 FEP= E11 N9 W28S9 E17$ W17$.

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	300	
2	0296	SHED METAL	0	100	10	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	188.00	88.00	1.00	LT		1.00	1.00	1.27	18,500.00	23,495.00	23,495							

REVIEW DATE 03/15/2017 BY DF Total Acres: 0.38 Total Land Value: 23,495 Market: 0 Agricultural: 0 Common: 23,495 PRINTED 11/17/2026 BY SYS