LOT 5 BLOCK 1 OAK HILL ESTATES R
PB 1270-504, PB 1320-1393, WD 13

MCKENZIE THOMASINO O/MCKENZIE ADAM JAMES
133 SE LINDEN LOOP
LAKE CITY, FL 32025

2027

03-4S-17-07496-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 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

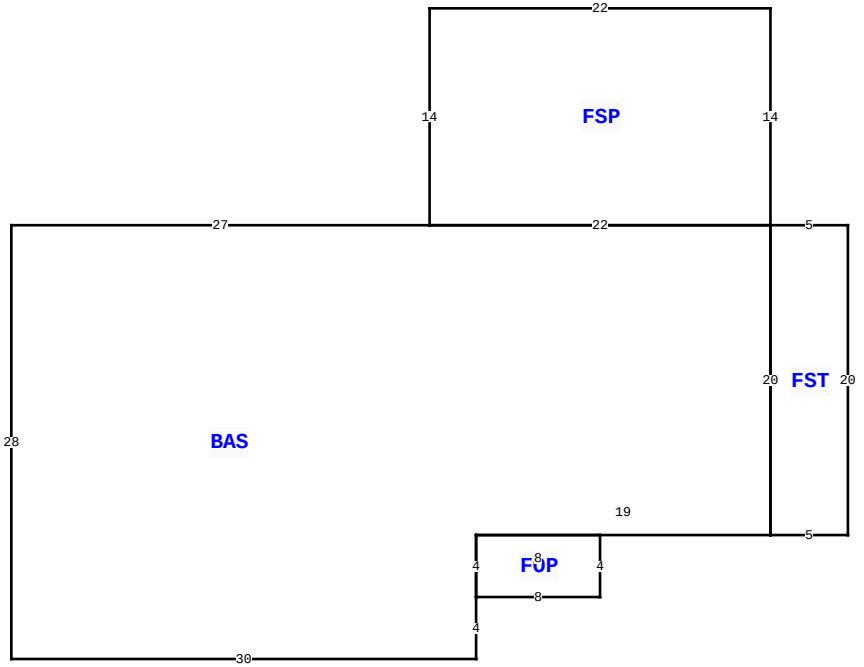
NEIGHBORHOOD/LOC 3417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,220	100		1,220	130,324
FOP	32	30		10	1,068
FSP	308	40		123	13,139
FST	100	55		55	5,876
TOTALS	1,660			1,408	150,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,408	129.4800	142.43	200,541	1962	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2026 Heated Area: 1220 HX Base Yr 2026



133 SE LINDEN LOOP, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/21/2023 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	100	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		150,406
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		23,495
TOTAL MARKET VALUE		175,701
SOH/AGL Deduction		0
ASSESSED VALUE		175,701
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,290
TOTAL JUST VALUE		175,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/2358	3/19/2024	WD	Q	I	01	195,000
GRANTOR: RAUTH LAWRENCE C						
GRANTEE: MCKENZIE THOMASINO						
1499/1935	9/22/2023	WD	U	I	37	235,000
GRANTOR: PEELER HUNTER						
GRANTEE: RAUTH LAWRENCE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S28 E30 N4 FOP= E8 N4 W8 S4$ N4 E19 FST= E5 N20 W5 S20$ N20 FSP= N14 W22 S14 E22$ W22$.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	51.00	130.00	1.00	LT		1.00	1.00	1.27	18,500.00	23,495.00	23,495							

REVIEW DATE 03/27/2024 BY TP Total Acres: 0.15 Total Land Value: 23,495 Market: 0 Agricultural: 0 Common: 23,495 PRINTED 11/17/2026 BY SYS