LOT 2 BLOCK 3 OAK HILL ESTATES R

890-548, 892-1363, 906-781, WD 1

RIVERTON HOLDINGS LLC
426 SW COMMERCE DR, SUITE 135
LAKE CITY, FL 32025

2027

03-4S-17-07518-000

BUILDING CHARACTERISTICS

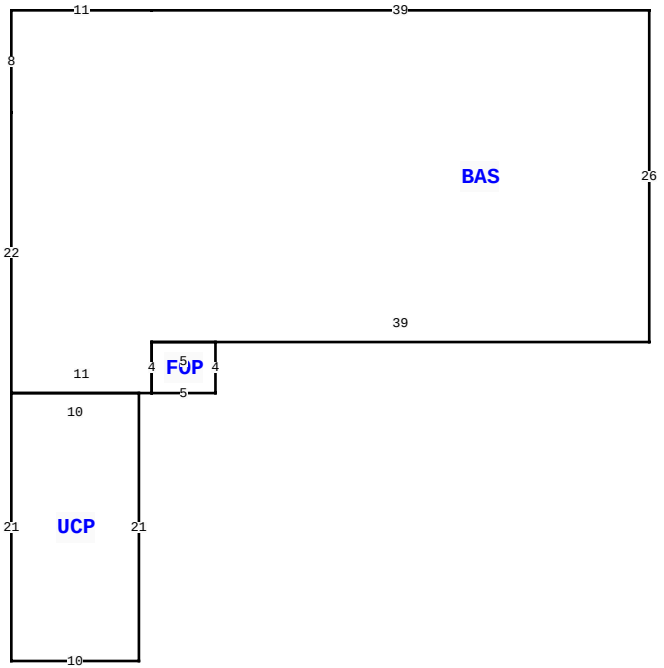
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,344	100		1,344	52,213
FOP	20	30		6	233
UCP	210	20		42	1,632
TOTALS	1,574			1,392	54,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,392	78.4800	86.33	120,171	1963	1975	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2025 Heated Area: 1344 HX Base Yr



203 SE OAK HILL ST, 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	0	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	54,077
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	73,177
SOH/AGL Deduction	0
ASSESSED VALUE	73,177
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,177
TOTAL JUST VALUE	73,177
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051716	Electrical Servic	0	12/05/2024
32057	MAINT/ALTR	45	06/20/2014
17805	REMODEL	0	01/08/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/2668	12/02/2024	WD	Q	I	01	91,100
GRANTOR: MCCULLOUGH LORRIE						
GRANTEE: RIVERTON HOLDINGS L						
1296/1553	6/12/2015	WD	U	I	16	23,300
GRANTOR: SHERRIE OGREN						
GRANTEE: FREDDIE & LORRIE MC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 W11 S8 S22 UCP= S21 E10 N21 W10$ E11 FOP= E5 N4 W5 S4$ N4 E39 N26$.

LAND DESCRIPTION

TOTAL OB/XF 600

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	0		RSF-2	85.00	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/27/2025 BY ME Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS