LOT 1 BLOCK 4 OAK HILL ESTATES R

516-814, WD 1417-1656,

PERRY ABRAHAM L JR/PERRY CECILIA E
267 OAK HILL ST
LAKE CITY, FL 32025

2027

03-4S-17-07521-000

BUILDING CHARACTERISTICS

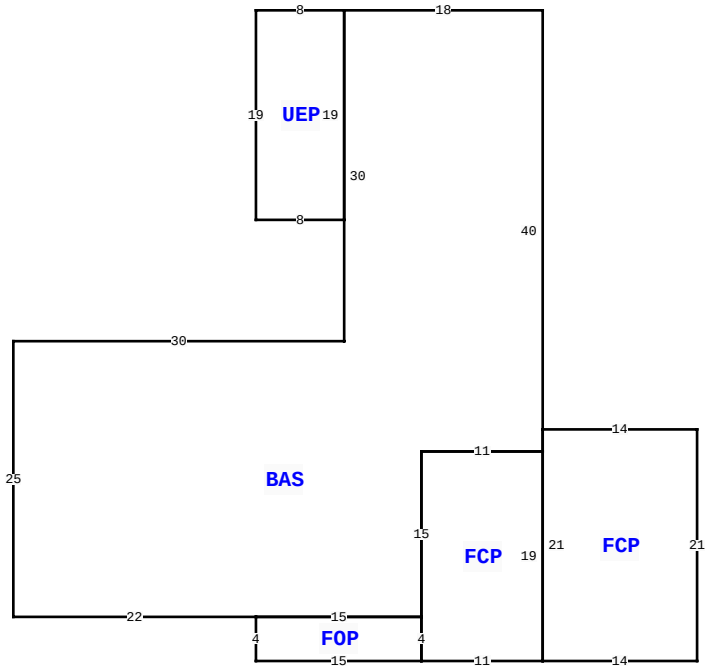
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	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	1,575	100		1,575	137,613
FCP	209	25		52	4,544
FCP	294	25		74	6,466
FOP	60	30		18	1,573
UEP	152	60		91	7,951
TOTALS	2,290			1,810	158,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,810	122.2000	134.42	243,300	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1575 HX Base Yr



267 SE OAK HILL ST, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	400	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	0	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	158,145
TOTAL MARKET OB/XF VALUE	2,300
TOTAL LAND VALUE - MARKET	20,905
TOTAL MARKET VALUE	181,350
SOH/AGL Deduction	0
ASSESSED VALUE	181,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,350
TOTAL JUST VALUE	181,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051394	Roof Replacement	4,380	11/05/2024
000051056	Electrical Servic	0	10/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/1656	8/18/2020	WD	Q	I	01	145,000
GRANTOR: THEODORE & JOHNETTE R						
GRANTEE: ABRAHAM L JR & CECI						
0614/0712	2/01/1987	WD	Q	I		47,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UEP= W8 S19 E8 N19$S30 W30 S25 E22 FOP= S4 E15 N4 W15$ E15 FCP= S4 E11 FCP= E14 N21 W14 S21$ N19 W11 S15$ N15 E11 N40$.

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	110.00	120.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							

REVIEW DATE 12/16/2024 BY JS Total Acres: 0.30 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905 PRINTED 11/17/2026 BY SYS