LOT 4 BLOCK 5 OAK HILL ESTATES S
632-165, WD 1426-1032, WD 1481-1

KENNEDY DUSTIN A/KENNEDY JODY E
244 SE OAK HILL ST
LAKE CITY, FL 32025

2027

03-4S-17-07528-000

BUILDING CHARACTERISTICS

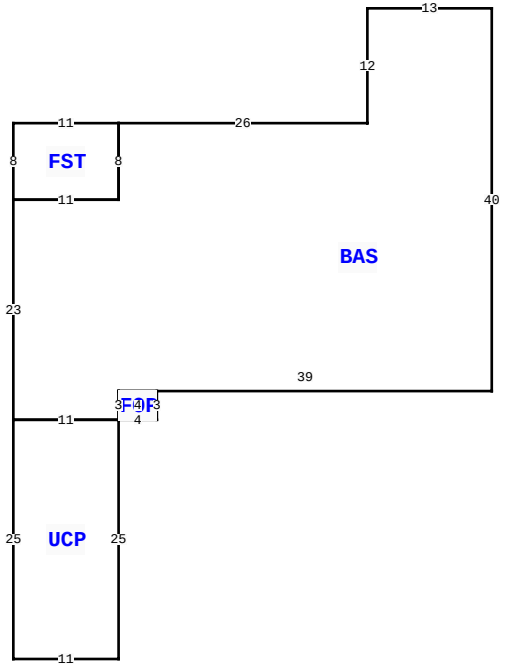
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	1,501	100		1,501	154,644
FOP	12	30		4	412
FST	88	55		48	4,946
UCP	275	20		55	5,666
TOTALS	1,876			1,608	165,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,608	124.8786	137.37	220,891	1963	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2025 Heated Area: 1501 HX Base Yr 2025



244 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		165,668
TOTAL MARKET OB/XF VALUE		1,330
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		185,498
SOH/AGL Deduction		0
ASSESSED VALUE		185,498
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		129,087
TOTAL JUST VALUE		185,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047083	Roof Replacement	9,100	04/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/2378	2/15/2024	WD	Q	I	01	239,900
GRANTOR: J & R TILE AND MORE I						
GRANTEE: KENNEDY DUSTIN A						
1481/1971	12/16/2022	WD	Q	I	01	110,000
GRANTOR: PARKER DEVELOPMENT LL						
GRANTEE: J & R TILE AND MORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S12 W26 FST= W11 S8E11 N8$ S8 W11 S23 UCP= S25 E11 N25 W11$ E11 FOP= E4 N3 W4 S3$ N3 E39 N40$.

LAND DESCRIPTION

TOTAL OB/XF 1,330

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	80.00	115.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/29/2024 BY TP Total Acres: 0.21 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS