LOT 6 BLOCK 5 OAK HILL ESTATES S
DC 1377-303, LE 1377-304, DC 146

HATTENSTEIN JAMES D/THOMPSON PATRICIA FAYE
274 SE OAK HILL ST
LAKE CITY, FL 32025

2027

03-4S-17-07530-000

BUILDING CHARACTERISTICS

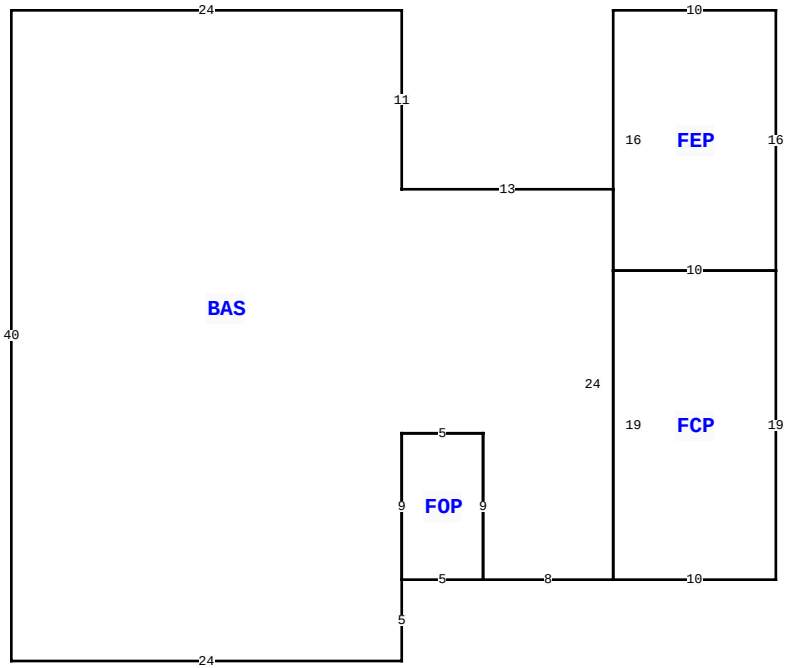
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	1,227	100		1,227	96,257
FCP	190	25		48	3,765
FEP	160	80		128	10,041
FOP	45	30		14	1,099
TOTALS	1,622			1,417	111,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,417	109.7200	120.69	171,018	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 33% - 2023 Heated Area: 1227 HX Base Yr 2023



274 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		111,162
TOTAL MARKET OB/XF VALUE		1,650
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		131,312
SOH/AGL Deduction		0
ASSESSED VALUE		131,312
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		106,312
TOTAL JUST VALUE		131,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045613	Roof Replacement	6,350	10/04/2022
38552	ADDN SFR	0	09/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/2037	5/19/2026	LE	U	I	14	100
GRANTOR: HATTENSTEIN JAMES D						
GRANTEE: HATTENSTEIN JAMES D						
1377/0304	1/24/2019	LE	U	I	14	100
GRANTOR: PAULINE C HATTENSTEIN						
GRANTEE: PAULINE C HATTENSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S40 E24 N5 FOP= E5 N9 W5 S9$ N9 E5 S9 E8 FCP= E10 N19 FEP= N16 W10 S16 E10$W10 S19$ N24 W13 N11$.

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	33	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	33	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0296	SHED METAL	0	33	12	14	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0120	CLFENCE 4	0	33	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0166	CONC,PAVMT	0	33	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	150	

LAND DESCRIPTION

TOTAL OB/XF 1,650

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	33		RSF/MH	80.00	115.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/18/2022 BY JS Total Acres: 0.21 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS