LOT 13 BLOCK 5 OAK HILL ESTATES
457-752, 617-680, 840-310, 905-9

BACON JOHN Z
173 SE OSCEOLA PL
LAKE CITY, FL 32025

2027

03-4S-17-07537-000

BUILDING CHARACTERISTICS

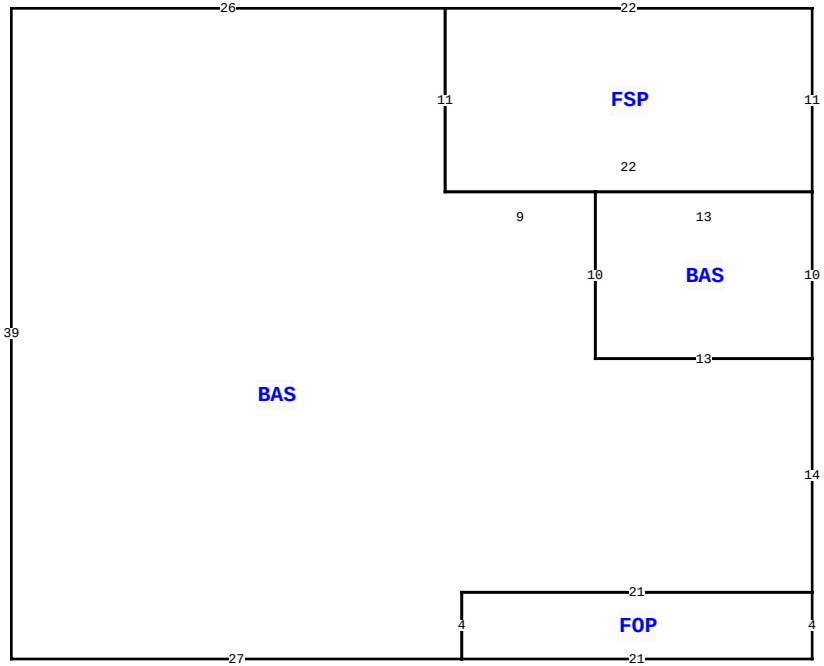
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	130	100		130	13,328
BAS	1,416	100		1,416	145,165
FOP	84	30		25	2,563
FSP	242	40		97	9,944
TOTALS	1,872			1,668	170,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,668	124.2640	136.69	227,999	1963	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2020 Heated Area: 1546 HX Base Yr 2020



173 SE OSCEOLA PL, 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		170,999
TOTAL MARKET OB/XF VALUE		1,340
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		190,839
SOH/AGL Deduction		47,723
ASSESSED VALUE		143,116
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,705
TOTAL JUST VALUE		190,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/0349	4/20/2017	WD	Q	I	01	118,000
GRANTOR: CHRISTOPHER J & STEPH						
GRANTEE: JOHN Z BACON						
1270/2190	3/07/2014	WD	Q	I	01	102,000
GRANTOR: RYAN MCLEAN						
GRANTEE: CHRISTOPHER J & STE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S39 E27FOP= E21 N4 W21 S4$ N4 E21 N14 BAS= N10 FSP= N11 W22 S11 E22$ W13 S10 E13$ W13 N10 W9 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0258	PATIO	0	100	22	10	220.00	UT	2.00	2.00	100	2013	2013	3	100	440	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,340

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	90.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/16/2017 BY DF Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS