

LOT 1 BLOCK 6 OAK HILL ESTATES R  
667-444, 761-1328, 880-2630, WD

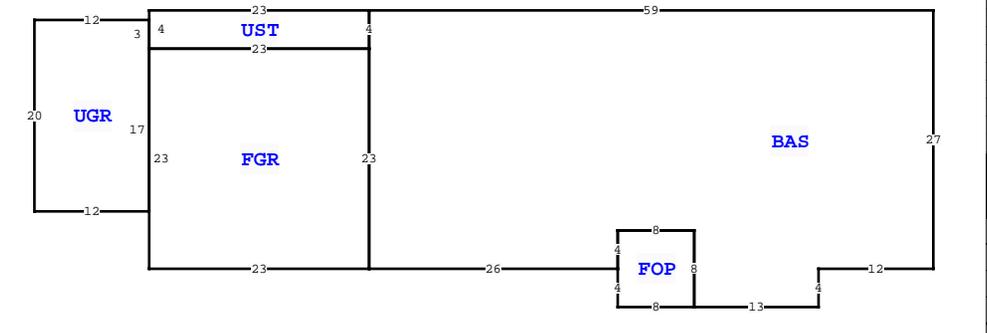
POOLE LORI A  
657 SE LLEWELLYN AVE  
LAKE CITY, FL 32025

**2026**

03-4S-17-07548-000  
VALUATION SUMMARY

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	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,072	106.2150	118.96	246,485	1963	1963	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100		1,613	124,723
FGR	529	55		291	22,501
FOP	64	30		19	1,469
UGR	240	45		108	8,351
UST	92	45		41	3,170
<b>TOTALS</b>	<b>2,538</b>			<b>2,072</b>	<b>160,215</b>

DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	3417.0100	1.00/
657 SE LLEWELLYN AVE, LAKE CITY					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			160,215
TOTAL MARKET OB/XF VALUE			750
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			179,465
SOH/AGL Deduction			78,426
ASSESSED VALUE			101,039
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			49,628
TOTAL JUST VALUE			179,465
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26852	MAINT/ALTR	25	03/17/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/1871	2/06/2017	WD	U	I	38	69,000
GRANTOR: JOSEPH & SUZANNE ADKI						
GRANTEE: LORI A POOLE						
0761/1328	6/22/1992	WD	Q	I		43,600
GRANTOR: ELLA MAE KENNEDY						
GRANTEE: MEREDITH WHEELER						

L N	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	0	0	0.00	100	0	0	3	100	250	
2	0258	PATIO	0	100	0	0	0	0	0.00	100	0	0	3	100	100	
3	0120	CLFENCE	4	0	100	0	0	0	0.00	100	2012	2012	3	100	400	

BLD DATE		LGL DATE	
		04/21/2023	MLU

BUILDING NOTES	
BAS= W59 UST= W23 S4 E23 N4\$S4 FGR= W23 UGR= N3 W12 S20 E12 N17\$S23E23N23\$S23 E26 FOP= S4 E8 N8 W8 S4\$ N4 E8 S8E13 N4 E12 N27\$.	

LAND DESCRIPTION		TOTAL OB/XF														750								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2240.00	50.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							