LOT 2 BLOCK 6 OAK HILL ESTATES S
NE COR OF NW1/4 OF NW1/4, S 265
TO POB.

POOLE RICHARD D/POOLE CAROL ANN
687 SE LLEWELLYN AVE
LAKE CITY, FL 32025

2027

03-4S-17-07549-000

BUILDING CHARACTERISTICS

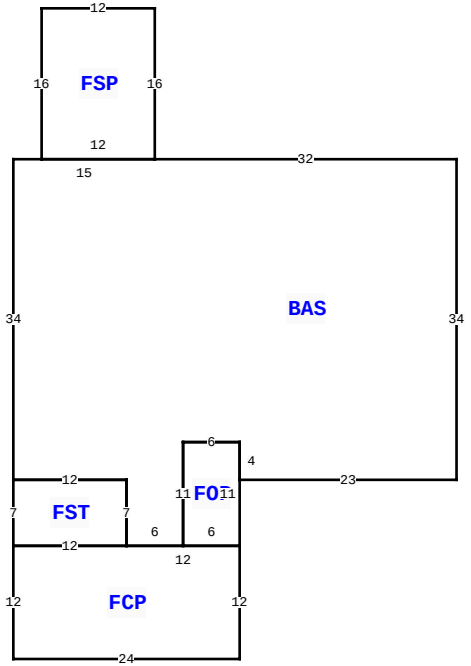
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,616	100		1,616	126,521
FCP	288	25		72	5,637
FOP	66	30		20	1,566
FSP	192	40		77	6,029
FST	84	55		46	3,602
TOTALS	2,246			1,831	143,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	109.5000	120.45	220,544	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1616 HX Base Yr



687 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		143,354
TOTAL MARKET OB/XF VALUE		6,320
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		168,174
SOH/AGL Deduction		78,597
ASSESSED VALUE		89,577
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,166
TOTAL JUST VALUE		168,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053204	Generator		05/21/2025
000050297	Electrical Servic	0	07/09/2024
000043119	Roof Replacement	10,899	11/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/1266	3/16/2022	LE	U	V	14	100
GRANTOR: POOLE RICHARD D						
GRANTEE: POOLE RICHARD D (EN						
828/721	9/05/1996	QC	U	I	11	100
GRANTOR: BOLTON JAMES L						
GRANTEE: POOLE RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FSP= N16 W12 S16 E12$ W15 S34 FST= S7 E12 N7 W12$ E12 S7 FCP= W12 S12 E24 N12 W12$ E6 FOP= E6 N11 W6 S11$ N11 E6 S4 E23 N34$.

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	300	
2	0294	SHED WOOD/	0	100	6	10	1.00	UT	0.00	0.00	100	0	0	3	100	120	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 6,320

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	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/11/2026 BY robin Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS