LOT 5 BLOCK 6 OAK HILL ESTATES R
PB 96-14-CP, 817-273, DC 1225-22

SWEARENGIN GEORGE A/SAUCER JENNIFER JILL
307 SW BLACKPINE TER
LAKE CITY, FL 32024

2026

03-4S-17-07552-000

BUILDING CHARACTERISTICS

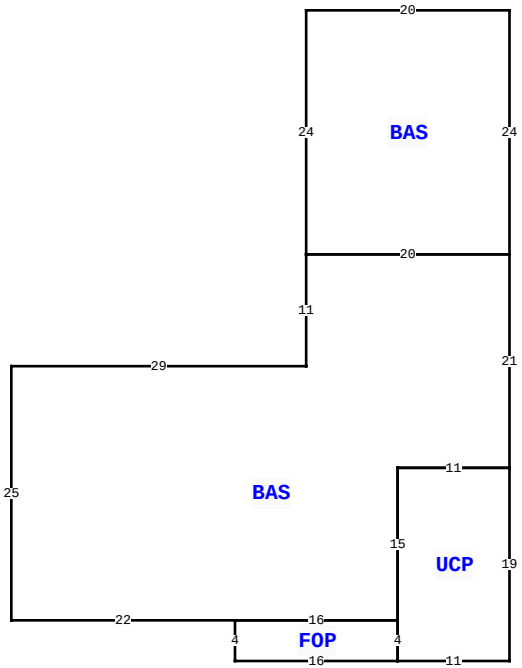
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	480	100		480	38,841
BAS	1,280	100		1,280	103,576
FOP	64	30		19	1,537
UCP	209	20		42	3,399
TOTALS	2,033			1,821	147,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,821	109.2000	124.49	226,696	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1760 HX Base Yr 2014



735 SE LLEWELLYN AVE, 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		147,352
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		20,905
TOTAL MARKET VALUE		168,657
SOH/AGL Deduction		79,217
ASSESSED VALUE		89,440
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,029
TOTAL JUST VALUE		168,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049111	Roof Replacement	11,900	01/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/0923	1/16/2014	LE	U	I	14	100
GRANTOR: GEORGE A & CAROLYNN S						
GRANTEE: JENNIFER JILL SAUCE						
1268/0920	1/16/2014	WD	U	I	30	100
GRANTOR: CAROLYNN SUE & GEORGE						
GRANTEE: GEORGE A & CAROLYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S25 E22 FOP= S4 E16 N4 W16$ E16 UCP= S4 E11 N19 W11 S15$ N15 E11 N21 BAS= N24 W20 S24 E20$ W20 S11$.

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	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 400

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-	110.00	120.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							

REVIEW DATE 02/20/2024 BY JS Total Acres: 0.30 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905 PRINTED 05/08/2026 BY SYS