LOT 4 BLOCK 7 OAK HILL ESTATES S
406-624, DC 1295-618, LE 1295-25

COHRS CAROL L
176 SE OSCEOLA PLACE
LAKE CITY, FL 32025

2027

03-4S-17-07556-000

BUILDING CHARACTERISTICS

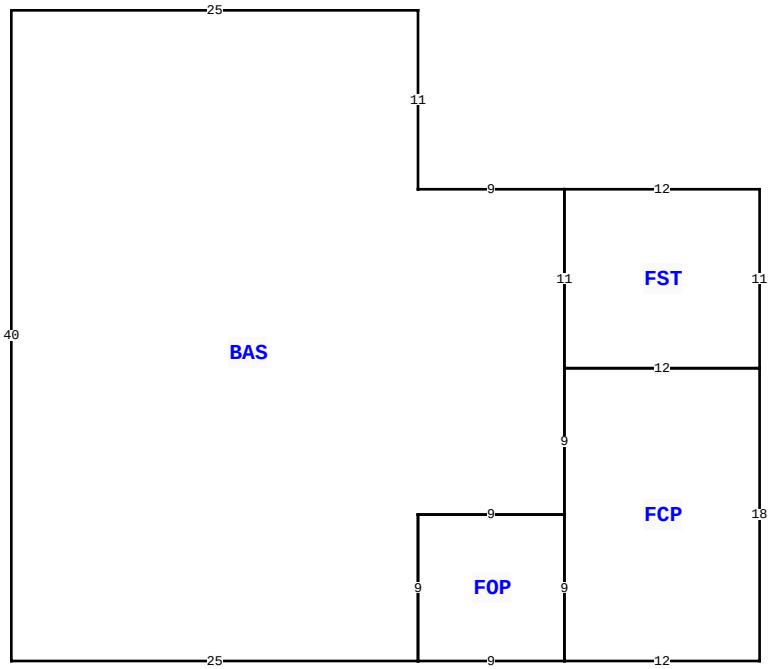
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 90
Interior Floo	14	CARPET 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	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	1,180	100		1,180	93,973
FCP	216	25		54	4,300
FOP	81	30		24	1,911
FST	132	55		73	5,814
TOTALS	1,609			1,331	105,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,331	111.3840	122.52	163,074	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1180 HX Base Yr



176 SE OSCEOLA PL, LAKE CITY

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

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	150	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	100	8	11	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		105,998
TOTAL MARKET OB/XF VALUE		1,050
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		125,548
SOH/AGL Deduction		61,521
ASSESSED VALUE		64,027
TOTAL EXEMPTION VALUE	HX HB VX WX	49,027
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		125,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043492	Roof Replacement	9,000	01/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/539	5/11/2023	LE	U	I	14	0
GRANTOR: COHRS CAROL L						
GRANTEE: COHRS CAROL L (ENH						
1295/2536	6/02/2015	LE	U	I	14	100
GRANTOR: CAROL L COHRS (A WIDO						
GRANTEE: CAROL L COHRS (RESR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 N11 W25 S40 E25 FOP= E9 N9 W9 S9$ N9 E9 FCP= S9 E12 N18 W12 S9$ N9 FST= E12 N11 W12 S11$ N11$.

LAND DESCRIPTION

TOTAL OB/XF 1,050

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	85.00	105.00	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: 0.20 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS