LOT 8 BLOCK 7 OAK HILL ESTATES R
BLOCK 8 OAK HILL ESTATES REPLAT

ABELS JON A/ABELS MELISSA A
240 SE OSCEOLA PL
LAKE CITY, FL 32025

2027

03-4S-17-07560-000

BUILDING CHARACTERISTICS

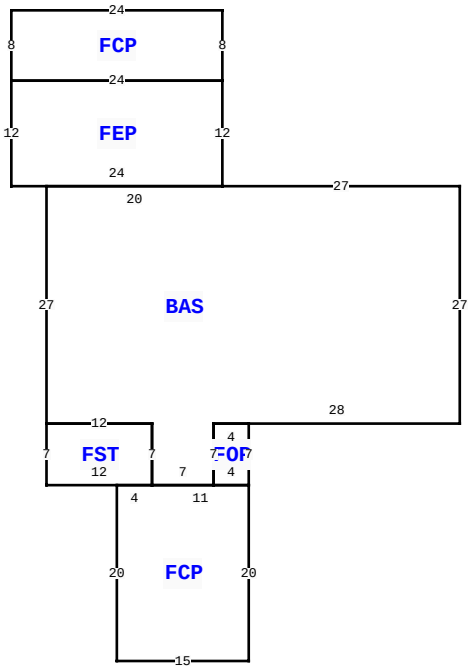
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,318	100		1,318	108,373
FCP	192	25		48	3,947
FCP	300	25		75	6,167
FEP	288	80		230	18,912
FOP	28	30		8	658
FST	84	55		46	3,782
TOTALS	2,210			1,725	141,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,725	115.0000	126.50	218,212	1963	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1318 HX Base Yr 2008



240 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	600	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
4	0280	POOL R/CON	0	100	11	17	187.00	UT	70.00	70.00	100	2014	2014	3	76	9,948	
5	0282	POOL ENCL	0	100	22	35	770.00	UT	15.00	15.00	100	2014	2014	3	45	5,198	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		141,838
TOTAL MARKET OB/XF VALUE		18,146
TOTAL LAND VALUE - MARKET		42,550
TOTAL MARKET VALUE		202,534
SOH/AGL Deduction		58,974
ASSESSED VALUE		143,560
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,149
TOTAL JUST VALUE		202,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32262	POOL ENCL	110	09/04/2014
032150	POOL	215	07/23/2014
27855	MAINT/ALTR	500	06/04/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1119/2346	5/18/2007	WD	Q	I		150,900
GRANTOR: WILLIAM & ALICE WATTS						
GRANTEE: JON A & MELISSA A A						
0901/1255	4/25/2000	WD	Q	I		60,000
GRANTOR: HAMBLIN & CAROLYN MOO						
GRANTEE: WILLIAM & ALICE WAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FEP= N12 FCP= N8 W24 S8 E24$ W24 S12 E24$ W20 S27 FST= S7 E12 N7 W12$ E12 S7 FCP= W4 S20 E15 N20 W11$ E7 FOP= E4N7 W4 S7 $N7 E28 N27$.

LAND DESCRIPTION

TOTAL OB/XF 18,146

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	226.00	2.00	LT		1.00	1.00	1.15	18,500.00	21,275.00	42,550							

REVIEW DATE 03/16/2017 BY DF Total Acres: 0.44 Total Land Value: 42,550 Market: 0 Agricultural: 0 Common: 42,550 PRINTED 11/17/2026 BY SYS