

COMM NW COR OF SEC, RUN E 234.98  
S 120.09 FT, E 112.95 FT, N 125.  
FT TO POB. BEING IN NW1/4 OF NW1

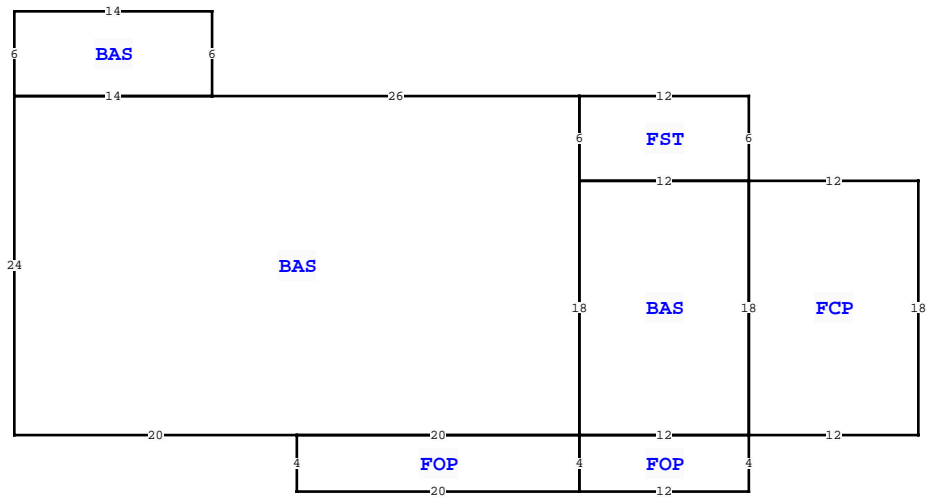
GUNTER MATTHEW  
155 SE OAK HILL ST  
LAKE CITY, FL 32025

**2026**

03-4S-17-07569-000

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. 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	84	100		84	7,567
BAS	216	100		216	19,460
BAS	960	100		960	86,486
FCP	216	25		54	4,865
FOP	48	30		14	1,262
FOP	80	30		24	2,162
FST	72	55		40	3,604
TOTALS	1,676			1,392	125,406

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,392	117.0000	131.04	182,408	1962	2000	0	0	31.25	68.75
1 SINGLE FAM 100% - 2026 Heated Area: 1260 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			125,406
TOTAL MARKET OB/XF VALUE			1,450
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			145,356
SOH/AGL Deduction			0
ASSESSED VALUE			145,356
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			93,945
TOTAL JUST VALUE			145,356
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051066	Electrical Servic	0	10/14/2024
000047518	Electrical Servic	0	06/22/2023
16917	ADDN SFR	90	05/03/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/2402	4/14/2025	WD	Q	I	01	223,000
GRANTOR: ROBERTS EMILY P						
GRANTEE: GUNTER MATTHEW						
1416/1373	6/30/2020	LE	U	I	14	0
GRANTOR: EMILY P ROBERTS (ENH)						
GRANTEE: DEBRA R SMITH & BRE						

EXTRA FEATURES		155 SE OAK HILL ST, LAKE CITY															
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	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION		TOTAL OB/XF										1,450												
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	2120.00	100.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W26 BAS= N6 W14 S6 E14\$ W14 S24 E20 FOP= S4E20 N4 W20\$ E20 FOP= S4 E12 N4 W12\$ BAS= E12 FCP= E12 N18 W12 S18\$ N18 W12 S18\$ N18 FST= E12 N6 W12S6\$ N6\$.	