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

2027

03-4S-17-07569-000

BUILDING CHARACTERISTICS

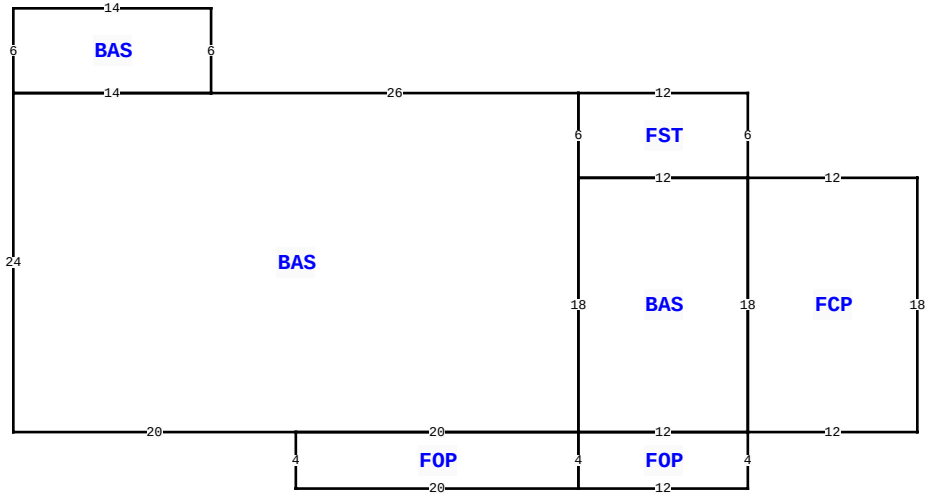
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	7,433
BAS	216	100		216	19,112
BAS	960	100		960	84,942
FCP	216	25		54	4,778
FOP	48	30		14	1,239
FOP	80	30		24	2,124
FST	72	55		40	3,539
TOTALS	1,676			1,392	123,166

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	128.70	179,150	1962	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2026 Heated Area: 1260 HX Base Yr 2026



155 SE OAK HILL ST, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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		123,166
TOTAL MARKET OB/XF VALUE		1,450
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		143,116
SOH/AGL Deduction		0
ASSESSED VALUE		143,116
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,705
TOTAL JUST VALUE		143,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,356

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: ROBARTS EMILY P						
GRANTEE: GUNTER MATTHEW						
1416/1373	6/30/2020	LE	U	I	14	0
GRANTOR: EMILY P ROBARTS (ENH						
GRANTEE: DEBRA R SMITH & BRE						

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$.

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	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

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	120.00	100.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/25/2025 BY TP Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS