LOT 4 BLOCK 6 LAKE FOREST S/D UN
295-110, 747-410, UNREC DC DENNI

EZELL CAROL L
276 SW PILOTS WAY
LAKE CITY, FL 32024

2026

06-4S-17-07899-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

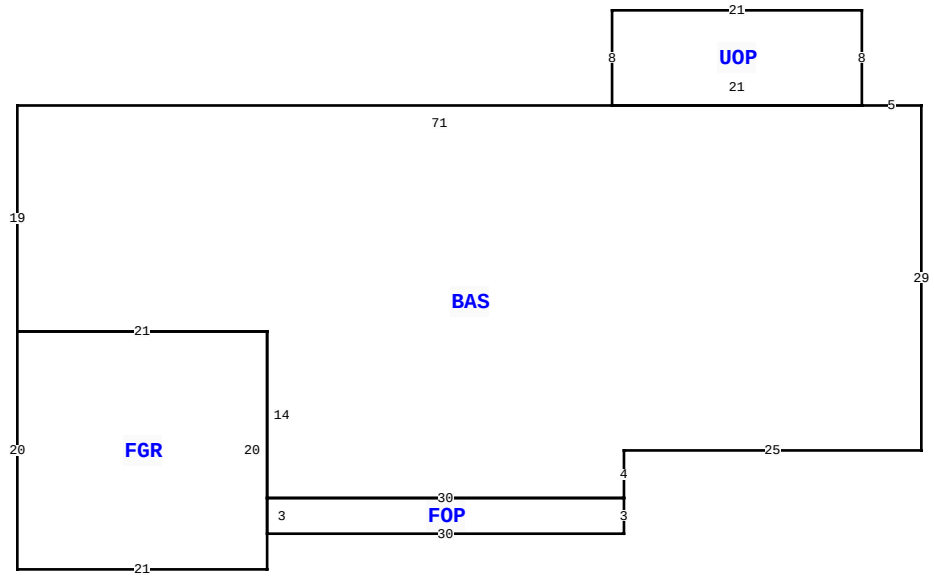
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100		2,114	184,968
FGR	420	55		231	20,212
FOP	90	30		27	2,362
UOP	168	20		34	2,975
TOTALS	2,792			2,406	210,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,406	120.1860	134.61	323,872	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2114 HX Base Yr



562 SW OLEANDER PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	210,517
TOTAL MARKET OB/XF VALUE	2,250
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	231,267
SOH/AGL Deduction	0
ASSESSED VALUE	231,267
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,267
TOTAL JUST VALUE	231,267
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,267

SALE:1:1: LOT 4, BLK 6, LAKE FOREST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00692			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0747/0410	6/13/1991	WD	Q	I		65,000

GRANTOR: WILLIAM R MOORE
GRANTEE: DENNIS EZELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 UOP= N8 W21 S8 E21$ W71 S19 FGR= S20 E21 N20 W21$ E21 S14 FOP= S3 E30 N3 W30$ E30 N4 E25 N29$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	190	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	160	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	0	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,250

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	0		*RSF-2	110.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/18/2024 BY JS Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/09/2026 BY SYS