LOT 14 BLOCK B OAKHAVEN S/D UNIT
844-076, WD 1114-1057, WD 1484-2

GREEN YATIL DEVON
103 NW VENICE GLN
LAKE CITY, FL 32055

**2027**

**12-3S-15-00167-221**

## BUILDING CHARACTERISTICS

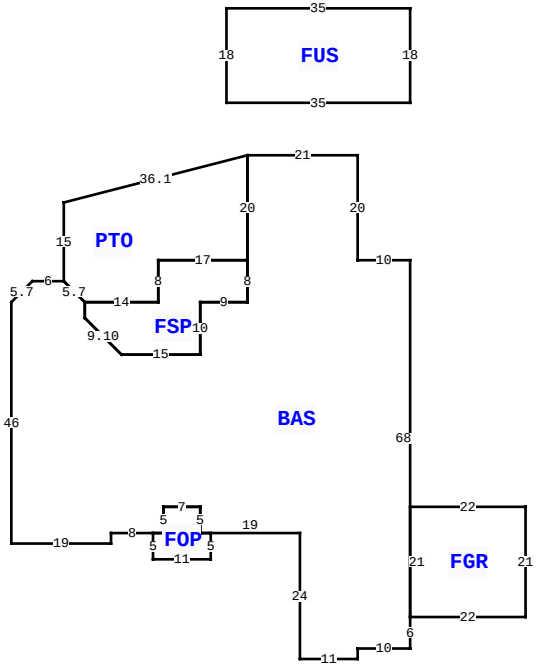
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 01 |
| NEIGHBORHOOD/LOC | 12315.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 4,344 | 100 | | 4,344 | 358,171 |
| FGR | 462 | 55 | | 254 | 20,943 |
| FOP | 90 | 30 | | 27 | 2,226 |
| FSP | 332 | 40 | | 133 | 10,966 |
| FUS | 630 | 100 | | 630 | 51,945 |
| PTO | 679 | 5 | | 34 | 2,803 |
| TOTALS | 6,537 | | | 5,422 | 447,055 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 5,422 | 103.6450 | 114.01 | 618,162 | 1998 | 1998 | 0 | 0 | 0 | 27.68 | 72.32 |

1 SINGLE FAM 100% - 2026 Heated Area: 4974 HX Base Yr 2026




103 NW VENICE GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/22/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1998 | 1998 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,557.00 | UT | 1.50 | 1.50 | 100 | 1998 | 1998 | 3 | 100 | 2,336 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 447,055 |
| TOTAL MARKET OB/XF VALUE | | 3,536 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 510,591 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 510,591 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 459,180 |
| TOTAL JUST VALUE | | 510,591 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 518,708 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000041706 | Roof Replacement | 25,500 | 04/09/2021 |
| 13297 | ADDN SFR | 85 | 11/12/1997 |
| 13008 | SFR | 655 | 08/02/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1548/114 | 8/28/2025 | LE | U | I | 14 | 100 |
| GRANTOR: GREEN YATIL DEVON | | | | | | |
| GRANTEE: GREEN YATIL DEVON ( | | | | | | |
| 1484/2413 | 2/17/2023 | WD | U | I | 11 | 100 |
| GRANTOR: BUTTS SONYA | | | | | | |
| GRANTEE: GREEN YATIL DEVON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W10 N20 W21 S20 S8 W9 S10 W15 U7L7 N3 U4L4 W6 D4L4 S46 E19 N2 E8 E2 N5 E7 S5 E19 S24 E11 N2 E10 N6 N68 $
PTO=[ORIG=-31,-20] D9L35 S15 D4R4 E14 N8 E17 N20 $
FUS=[ORIG=0,-30] N18 W35 S18 E35 $
FGR=[ORIG=0,68] E22 N21 W22 S21 $
FSP=[ORIG=-31,0] W17 S8 W14 S3 D7R7 E15 N10 E9 N8 $
FOP=[ORIG=-49,52] S5 E11 N5 W2 N5 W7 S5 W2 $
.

## LAND DESCRIPTION

TOTAL OB/XF 3,536

| 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-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 01/24/2023 BY KS Total Acres: 4.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS