

COMM INTER OF N LINE OF SE1/4 OF W R/W OF I-75, S24 DEG E ALONG W S87 DEG W 60.46 FT FOR POB, S24

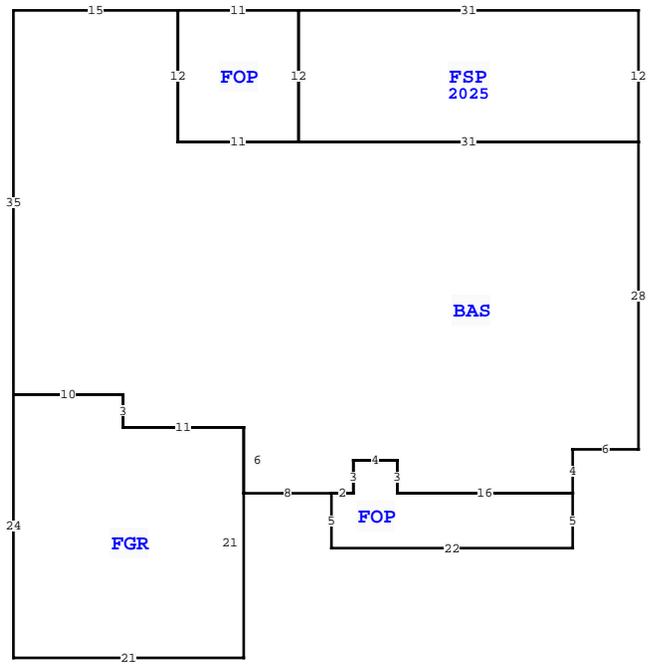
BREEDEN DAVID E/BREEDEN KERYN L  
272 SW OAK HILL CT  
LAKE CITY, FL 32024

2026

12-4S-16-02940-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,812	100	
FGR	471	55	
FOP	122	30	
FOP	132	30	
FSP	372	40	2025
TOTALS	2,909		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,297	127.4130	142.70	327,782	2018	2018	0	0	7.00	93.00
1 SINGLE FAM 100% - 2019 Heated Area: 1812 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		304,837	
TOTAL MARKET OB/XF VALUE		2,952	
TOTAL LAND VALUE - MARKET		24,600	
TOTAL MARKET VALUE		332,389	
SOH/AGL Deduction		87,246	
ASSESSED VALUE		245,143	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		193,732	
TOTAL JUST VALUE		332,389	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,667	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047505	Screen Enclosure	8,350	06/20/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1339/1854	6/26/2017	WD	U	V	11	100

GRANTOR: JACK R HERNDON JR & R  
GRANTEE: DAVID E BREEDEN & K

EXTRA FEATURES		272 SW OAK HILL CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0166	CONC, PAVMT	0 100
3	0296	SHED METAL	0 100

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC, PAVMT	0 100	0	0	376.00	UT	2.00	2.00	100	2018	2018	3	100	752	
3	0296	SHED METAL	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W31 W11 N12 W15 S35 E10 S3 E11 S6 E8 E2 N3 E4 S3 E16 N4 E6 N28 \$	
FGR=[ORIG=-57,23] S24 E21 N21 W11 N3 W10 \$	
FOP=[ORIG=-31,0] N12 W11 S12 E11 \$	
FOP=[ORIG=-28,32] S5 E22 N5 W16 N3 W4 S3 W2 \$	
FSP=[YR=2025;ORIG=-31,-12] E31 S12 W31 N12 \$	

LAND DESCRIPTION		TOTAL OB/XF 2,952																						
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		00	0.00	0.00	3.28	AC		1.00	1.00	0.75	10,000.00	7,500.00	24,600							