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

2027

12-4S-16-02940-007

BUILDING CHARACTERISTICS

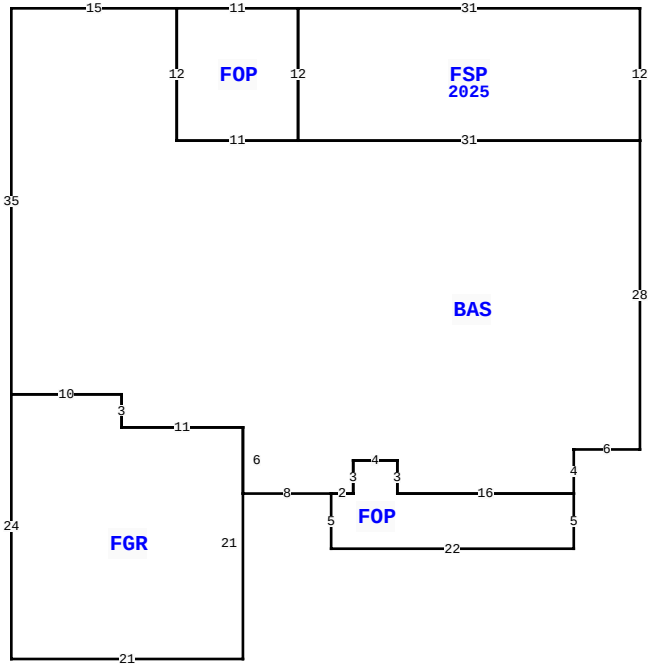
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100		1,812	236,175
FGR	471	55		259	33,758
FOP	122	30		37	4,823
FOP	132	30		40	5,214
FSP	372	40	2025	149	19,420
TOTALS	2,909			2,297	299,390

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	140.15	321,925	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1812 HX Base Yr 2019



272 SW OAK HILL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		299,390
TOTAL MARKET OB/XF VALUE		2,952
TOTAL LAND VALUE - MARKET		24,600
TOTAL MARKET VALUE		326,942
SOH/AGL Deduction		74,445
ASSESSED VALUE		252,497
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,086
TOTAL JUST VALUE		326,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,389

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

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

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		00	0.00	0.00	3.28	AC		1.00	1.00	0.75	10,000.00	7,500.00	24,600							

REVIEW DATE 03/23/2026 BY robin Total Acres: 3.28 Total Land Value: 24,600 Market: 0 Agricultural: 0 Common: 24,600 PRINTED 11/17/2026 BY SYS