LOT 7 BLOCK A FOREST COUNTRY 3RD
WD 787-639, 817-746, WD 848-2531

FRESHOUR RICHARD
121 SW LOBLOLLY PL
LAKE CITY, FL 32024-4247

2027

15-4S-16-03000-107

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

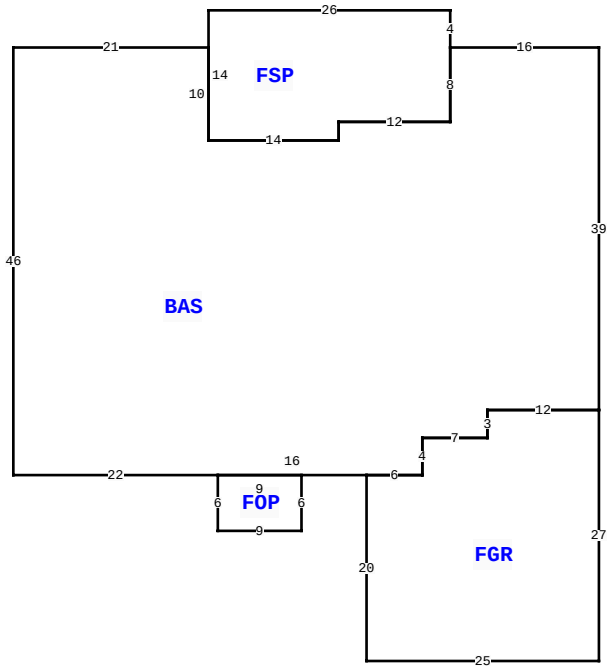
NEIGHBORHOOD/LOC 15416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,550	100		2,550	245,222
FGR	612	55		337	32,408
FOP	54	30		16	1,539
FSP	340	40		136	13,078
TOTALS	3,556			3,039	292,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,039	126.7014	139.37	423,545	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2023 Heated Area: 2550 HX Base Yr 2023



121 SW LOBLOLLY PL, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1,381.00	UT	1.50	1.50	100	0	0	3	100	2,072	
2	0120	CLFENCE 4	0	100	0	0	310.00	UT	2.50	2.50	100	0	0	3	100	775	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	1999	1999	3	40	12,600	
5	0282	POOL ENCL	0	100	44	26	1,144.00	UT	15.00	15.00	100	1999	1999	3	40	6,864	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
8	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		292,246
TOTAL MARKET OB/XF VALUE		31,711
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		358,957
SOH/AGL Deduction		0
ASSESSED VALUE		358,957
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		302,546
TOTAL JUST VALUE		358,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31418	MAINT/ALTR	45	09/03/2013
15408	POOL	100	04/22/1999
8174	SFR	74,000	03/17/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/2158	4/28/2022	WD	Q	I	01	407,000
GRANTOR: POLLOCK BLAKE A						
GRANTEE: FRESHOUR RICHARD						
1389/0001	7/16/2019	WD	Q	I	01	289,000
GRANTOR: OMAR R & LUZ E AROCHO						
GRANTEE: BLAKE A POLLOCK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N4 W26 S14 E14N2 E12 N8$ S8 W12 S2 W14 N10 W21 S46 E22 FOP= S6 E9 N6 W9$E16 FGR= S20 E25 N27 W12 S3 W7 S4 W6$ E6 N4 E7 N3 E12 N39$.

LAND DESCRIPTION

TOTAL OB/XF 31,711

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	35,000.00	35,000.00	35,000							

REVIEW DATE 09/06/2024 BY KS Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS