LOTS 3, & 4 BLOCK A CENTURY OAK
430-633,634, 480-154, 902-2263,

GRIFFIS KARI JENE/GENOVESE JOSEPH
492 SE FOREST TER
LAKE CITY, FL 32025

2027

16-4S-17-08382-354

BUILDING CHARACTERISTICS

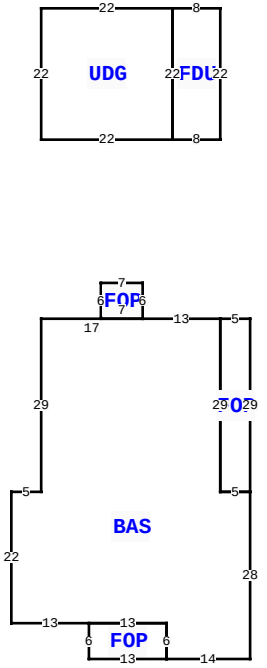
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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		16417.090 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100		1,834	150,717
FDU	176	60		106	8,711
FOP	42	30		13	1,069
FOP	78	30		23	1,890
FOP	145	30		44	3,616
UDG	484	55		266	21,860
TOTALS	2,759			2,286	187,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,286	114.9390	126.43	289,019	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1834 HX Base Yr 2021



492 SE FOREST TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		187,862
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		29,600
TOTAL MARKET VALUE		219,662
SOH/AGL Deduction		54,391
ASSESSED VALUE		165,271
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,860
TOTAL JUST VALUE		219,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045490	Electrical Servic	0	09/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/607	12/30/2020	WD	U	I	11	100
GRANTOR: GENOVESE JOSEPH &						
GRANTEE: GRIFFIS KARI JENE						
1416/0729	7/30/2020	LE	U	I	14	100
GRANTOR: JOSEPH & BRENDA J GEN						
GRANTEE: KARI JENE GRIFFIS (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N6 W7 S6 E7$ W17 S29 W5 S22 E13 FOP= S6 E13 N6 W13$ E13 S6 E14 N28 FOP= N29 W5 S29 E5$ W5 N29$ PTR=N30 FDU= N22 W8 UDG= W22 S22 E22 N22$ S22 E8$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,200

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		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	29,600							

REVIEW DATE 09/26/2022 BY JB Total Acres: 0.86 Total Land Value: 29,600 Market: 0 Agricultural: 0 Common: 29,600 PRINTED 11/17/2026 BY SYS