LOT 5 BLOCK A CENTURY OAK S/D.
430-633, 480-154, 430-634, 902-2

MONK GARY W/MONK RITA S
456 SE FOREST TER
LAKE CITY, FL 32025

**2027**

**16-4S-17-08382-355**

## BUILDING CHARACTERISTICS

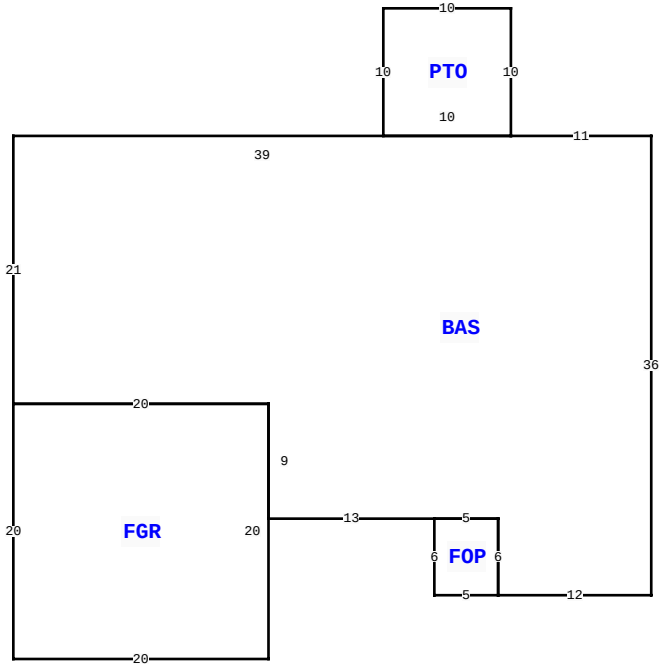
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,392 | 100 | | 1,392 | 132,158 |
| FGR | 400 | 55 | | 220 | 20,887 |
| FOP | 30 | 30 | | 9 | 854 |
| PTO | 100 | 5 | | 5 | 475 |
| TOTALS | 1,922 | | | 1,626 | 154,374 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,626 | 109.6000 | 120.56 | 196,031 | 2008 | 2008 | 0 | 0 | 0 | 21.25 | 78.75 |

1 SINGLE FAM 100% - 2020 Heated Area: 1392 HX Base Yr 2020




456 SE FOREST TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 154,374 |
| TOTAL MARKET OB/XF VALUE | 2,556 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 175,430 |
| SOH/AGL Deduction | 40,908 |
| ASSESSED VALUE | 134,522 |
| TOTAL EXEMPTION VALUE | HX HB 13 134,522 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 175,430 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 178,235 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 26791 | SFR | 568 | 02/21/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1573/544 | 7/22/2026 | LE | U | I | 14 | 100 |
| GRANTOR: MONK GARY W | | | | | | |
| GRANTEE: MONK GARY W (ENH LI | | | | | | |
| 1055/1982 | 8/18/2005 | WD | Q | V | | 25,000 |
| GRANTOR: FRANCES J RUSSELL LIV | | | | | | |
| GRANTEE: GARY W & RITA S MON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 PTO= N10 W10 S10 E10$ W39 S21 FGR= S20 E20 N20 W20$E20 S9 E13 FOP= S6 E5 N6 W5$ E5 S6 E12 N36$.

## 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 | 852.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 2,556 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,556

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 05/04/2017 BY DF Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS