

LOT 18 BLOCK A CENTURY OAK S/D
ORB 377-431, 629-313, 983-1469.

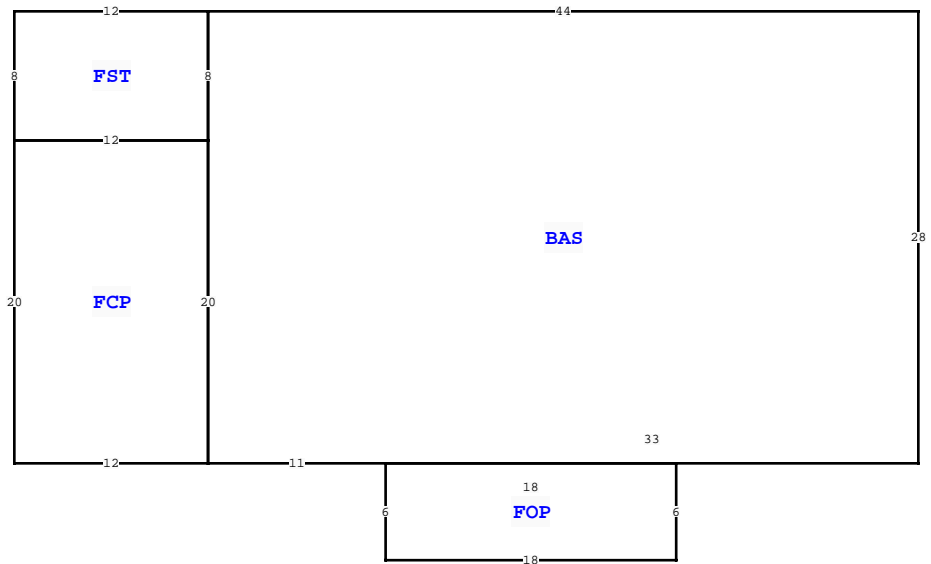
BRUNER JOYCE A
282 SE FOREST TERR
LAKE CITY, FL 32025

2026

16-4S-17-08382-368
VALUATION SUMMARY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2004		Heated Area: 1232					HX Base Yr 2004	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	110,301
FCP	240	25		60	5,372
FOP	108	30		32	2,865
FST	96	55		53	4,745
TOTALS	1,676			1,377	123,283

282 SE FOREST TER, LAKE CITY

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

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	0166	CONC, PAVMT	0	100	12	60	1.00	UT	0.00	0.00	100	0	0	3	100	940	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

TOTAL OB/XF 2,890

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	123,283		
TOTAL MARKET OB/XF VALUE	2,890		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	144,673		
SOH/AGL Deduction	47,319		
ASSESSED VALUE	97,354		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	45,943		
TOTAL JUST VALUE	144,673		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	146,434		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055621	Electrical Servic		05/06/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0983/1469	5/16/2003	WD	Q	I		77,500
GRANTOR: JAMES R & BARBARA L P						
GRANTEE: JOYCE A BRUNER						
0629/0313	7/30/1987	WD	Q	I		49,000
GRANTOR: PERRY FRED C &						
GRANTEE: PELLETIER JAMES R						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 FST= W12 S8 E12 N8\$S8 FCP= W12 S20 E12 N20\$ S20 E11 FOP= S6 E18 N6 W18\$ E33 N28\$.	