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

2027

16-4S-17-08382-368

BUILDING CHARACTERISTICS

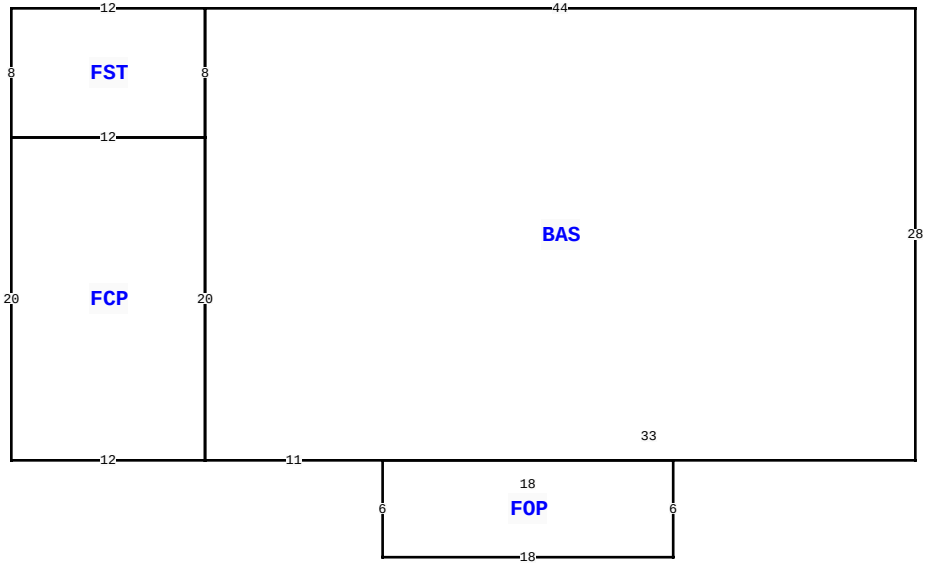
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	1,232	100		1,232	108,335
FCP	240	25		60	5,276
FOP	108	30		32	2,814
FST	96	55		53	4,661
TOTALS	1,676			1,377	121,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,377	114.2000	125.62	172,979	1986	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2004 Heated Area: 1232 HX Base Yr 2004



282 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		121,085
TOTAL MARKET OB/XF VALUE		2,890
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		142,475
SOH/AGL Deduction		42,200
ASSESSED VALUE		100,275
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,864
TOTAL JUST VALUE		142,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,673

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$.

LAND DESCRIPTION

TOTAL OB/XF 2,890

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 05/28/2026 BY TW Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS