LOT 4 EX S 7.60 FT & S 3.80 FT O
5 BLOCK B CENTURY OAK S/D.

GILMER SCOTT D/DICKEY-GILMER MARY ANNE
441 SE FOREST TERRACE
LAKE CITY, FL 32025-9184

2027

16-4S-17-08382-403

BUILDING CHARACTERISTICS

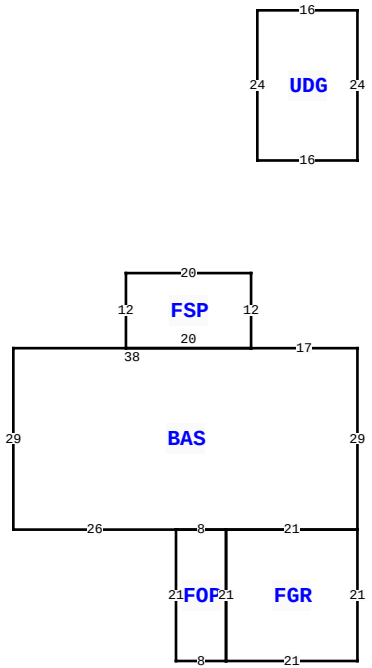
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,595	100		1,595	128,101
FGR	441	55		243	19,516
FOP	168	30		50	4,016
FSP	240	40		96	7,710
UDG	384	55		211	16,946
TOTALS	2,828			2,195	176,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,195	112.3260	123.56	271,214	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1595 HX Base Yr



441 SE FOREST TER, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	48	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,289
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		197,289
SOH/AGL Deduction		68,804
ASSESSED VALUE		128,485
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,074
TOTAL JUST VALUE		197,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,499

PRCL:0:1: 911 ADDRESS CHANGE ONLY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27746	MAINT/ALTR	35	04/15/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0676/0500	12/12/1988	WD	Q	I		65,000
GRANTOR: CURL ROY &						
GRANTEE: GILMER SCOTT						
0589/0520	4/01/1986	WD	Q	I		69,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N12 W20 S12 E20$ W38 S29 E26 FOP= S21 E8 N21 W8$ E8 FGR= S21 E21 N21 W21$ E21 N29$ PTR=N30 UDG= N24 W16 S24 E16$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,500

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 05/01/2017 BY DF Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS