LOT 5 BLOCK B CENTURY OAKS S/D.
483-522,522-87, 1008-1043 DC, WD

TROWELL LEE ALLEN
421 SE FOREST TER
LAKE CITY, FL 32025

2026

16-4S-17-08382-404

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

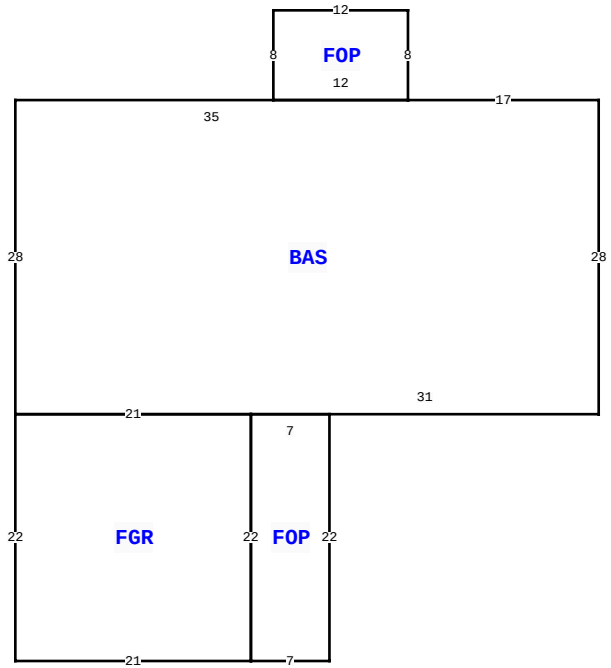
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,456	100		1,456	128,597
FGR	462	55		254	22,434
FOP	96	30		29	2,562
FOP	154	30		46	4,063
TOTALS	2,168			1,785	157,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,785	119.1960	135.88	242,546	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1456 HX Base Yr



421 SE FOREST TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	157,655
TOTAL MARKET OB/XF VALUE	2,200
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	178,355
SOH/AGL Deduction	0
ASSESSED VALUE	178,355
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,355
TOTAL JUST VALUE	178,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1457/2703	1/13/2022	WD	U	I	11	100
GRANTOR: TROWELL LONNIE JACK						
GRANTEE: TROWELL LEE ALLEN						
1440/1430	6/21/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: TROWELL LEE ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N8 W12 S8 E12$ W35 S28 FGR= S22 E21 N22 W21$
E21 FOP= S22 E7 N22W7$ E31 N28$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	

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	0		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: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2026 BY SYS