LOT 13 BLOCK B CENTURY OAK S/D
377-431, 732-964, 742-115, 744-1

TAYLOR WILLIAM JAMES/TAYLOR SAVANNAH ERIN
257 SE FOREST TER
LAKE CITY, FL 32025

2027

16-4S-17-08382-412

BUILDING CHARACTERISTICS

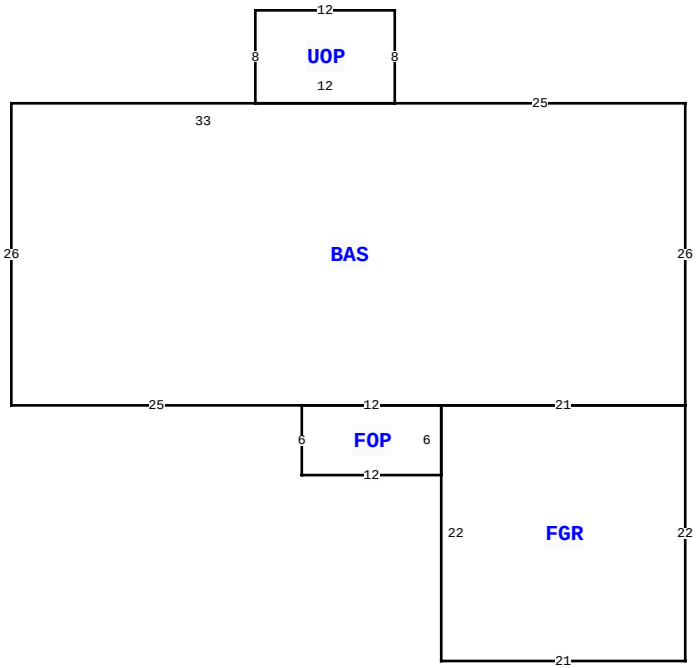
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 20
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,508	100		1,508	172,180
FGR	462	55		254	29,001
FOP	72	30		22	2,512
UOP	96	20		19	2,169
TOTALS	2,138			1,803	205,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,803	128.1500	140.96	254,151	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 2026 Heated Area: 1508 HX Base Yr



257 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	0	0	0	926.00	UT	3.00	3.00	100	2006	2006	3	100	2,778	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	205,862
TOTAL MARKET OB/XF VALUE	2,978
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	227,340
SOH/AGL Deduction	0
ASSESSED VALUE	227,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,340
TOTAL JUST VALUE	227,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052161	Roof Replacement	13,657	01/27/2025
24322	SFR	485	03/30/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/1403	7/30/2025	WD	Q	I	01	273,000
GRANTOR: RAINES SASHA						
GRANTEE: TAYLOR WILLIAM JAME						
1450/2476	10/22/2021	WD	Q	I	01	230,000
GRANTOR: LEE BRANDI L						
GRANTEE: RAINES SASHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N8 W12 S8 E12$ W33 S26 E25 FOP= S6 E12 N6 W12$ E12 FGR= S22 E21 N22 W21$ E21 N26$.

LAND DESCRIPTION

TOTAL OB/XF 2,978

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 09/11/2025 BY TP Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS