

LOT 6 BLOCK C CENTURY OAK S/D.
736-958, 767-265, 843-1261, 863-

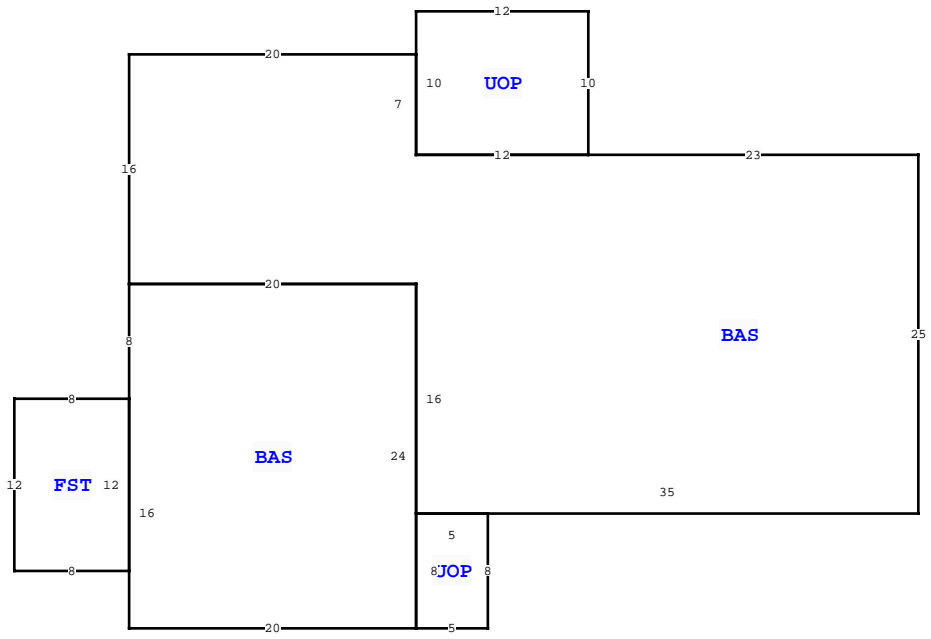
HILL DAWNA
354 SE FOREST TER
LAKE CITY, FL 32025

2026

16-4S-17-08382-430

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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
BAS	480
BAS	1,195
FST	96
UOP	40
UOP	120
TOTALS	1,931

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,760	119.3000	133.62	235,171	1986	1995	0	0	35.00	65.00
1 SINGLE FAM 0% - 2025 Heated Area: 1675 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		152,861	
TOTAL MARKET OB/XF VALUE		2,900	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		174,261	
SOH/AGL Deduction		0	
ASSESSED VALUE		174,261	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		174,261	
TOTAL JUST VALUE		174,261	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		174,731	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27502	ADDN SFR	121	11/26/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2778	8/26/2024	WD Q	Q	I	01	205,000
GRANTOR: STITSINGER CHRISTOPHE						
GRANTEE: HILL DAWNA						
1399/2647	11/26/2019	WD Q	Q	I	01	165,000
GRANTOR: BRETT ALAN HANLEY TRU						
GRANTEE: CHRISTOPHER & LYNDIA						

EXTRA FEATURES																	
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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
TOTALS															2,900		

LAND DESCRIPTION																								
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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							