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

2027

16-4S-17-08382-430

BUILDING CHARACTERISTICS

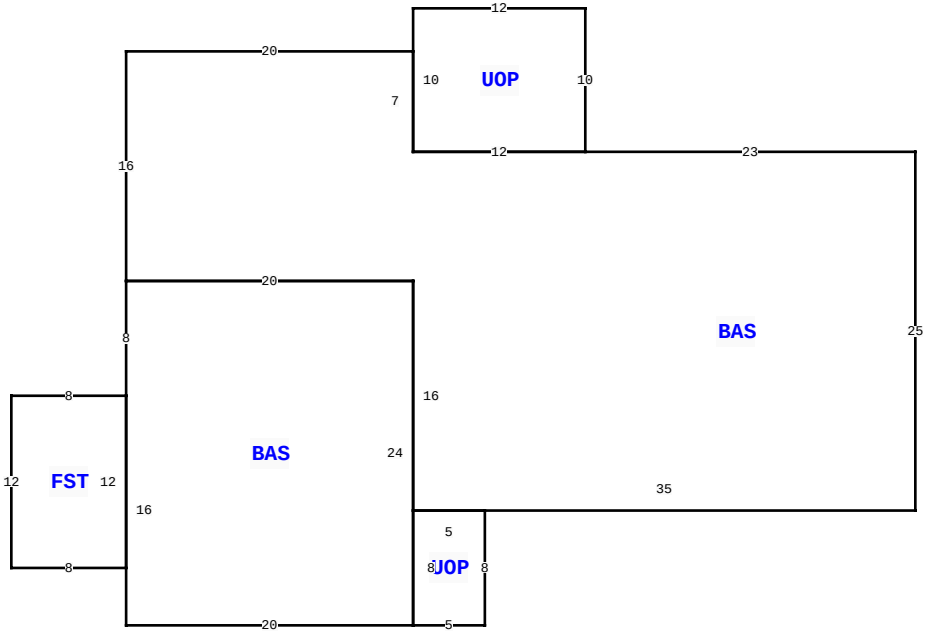
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	40,944
BAS	1,195	100		1,195	101,933
FST	96	55		53	4,521
UOP	40	20		8	683
UOP	120	20		24	2,048
TOTALS	1,931			1,760	150,127

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	131.23	230,965	1986	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1675 HX Base Yr



354 SE FOREST TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	150,127
TOTAL MARKET OB/XF VALUE	2,900
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	171,527
SOH/AGL Deduction	0
ASSESSED VALUE	171,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,527
TOTAL JUST VALUE	171,527
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,261

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	I	01	205,000
GRANTOR: STITSINGER CHRISTOPHE						
GRANTEE: HILL DAWNA						
1399/2647	11/26/2019	WD	Q	I	01	165,000
GRANTOR: BRETT ALAN HANLEY TRU						
GRANTEE: CHRISTOPHER & LYNDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UOP= N10 W12 S10 E12$ W12 N7 W20 S16 BAS= S8 FST= W8 S12 E8 N12$ S16 E20 N24 W20$ E20 S16 UOP= S8E5 N8 W5$ E35 N25$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/25/2024 BY TP Total Acres: 0.39 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS