

LOT 7 BLOCK C CENTURY OAK S/D.
LE 846-1604, PB 858-657,665, DC

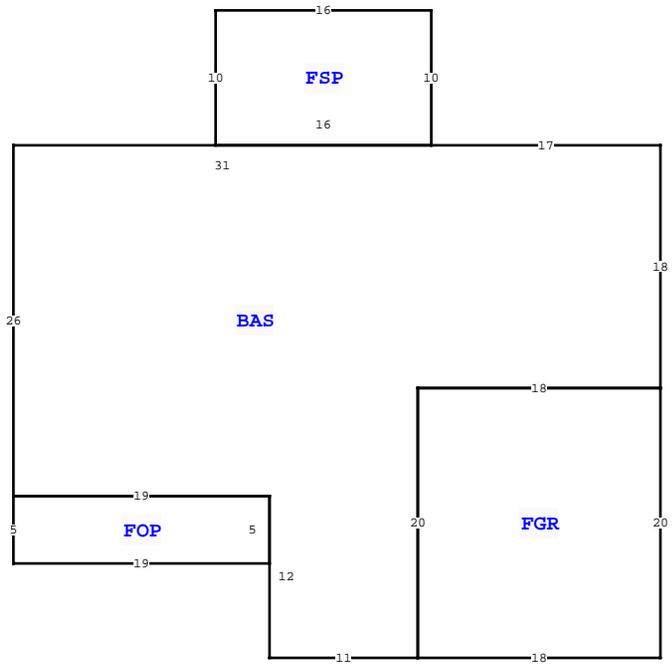
LEE TREY/LEE SAVANNAH
374 SE FOREST TER
LAKE CITY, FL 32025

2026

16-4S-17-08382-431

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
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
Architectural Units	05 CONV 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/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,526	116.0760	132.33	201,936	1986	1986	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2021 Heated Area: 1236 HX Base Yr 2021													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100		1,236	106,314
FGR	360	55		198	17,031
FOP	95	30		28	2,408
FSP	160	40		64	5,505
TOTALS	1,851			1,526	131,258

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	560	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	300	

TOTAL OB/XF													
374 SE FOREST TER, LAKE CITY													
TOTAL OB/XF 1,160													

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTAL OB/XF													
374 SE FOREST TER, LAKE CITY													
TOTAL OB/XF 1,160													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		131,258	
TOTAL MARKET OB/XF VALUE		1,160	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		150,918	
SOH/AGL Deduction		42,310	
ASSESSED VALUE		108,608	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		57,197	
TOTAL JUST VALUE		150,918	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		148,617	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/2009	4/28/2020	WD	Q	I	01	157,000
GRANTOR: ELIZABETH N GREEN						
GRANTEE: TREY & SAVANNAH LEE						
0606/0204	10/01/1986	WD	Q	I		50,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W17 FSP= N10 W16 S10 E16\$ W31 S26 FOP= S5 E19 N5 W19\$ E19 S12 E11 FGR= E18 N20 W18 S20\$ N20 E18 N18\$.													