

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

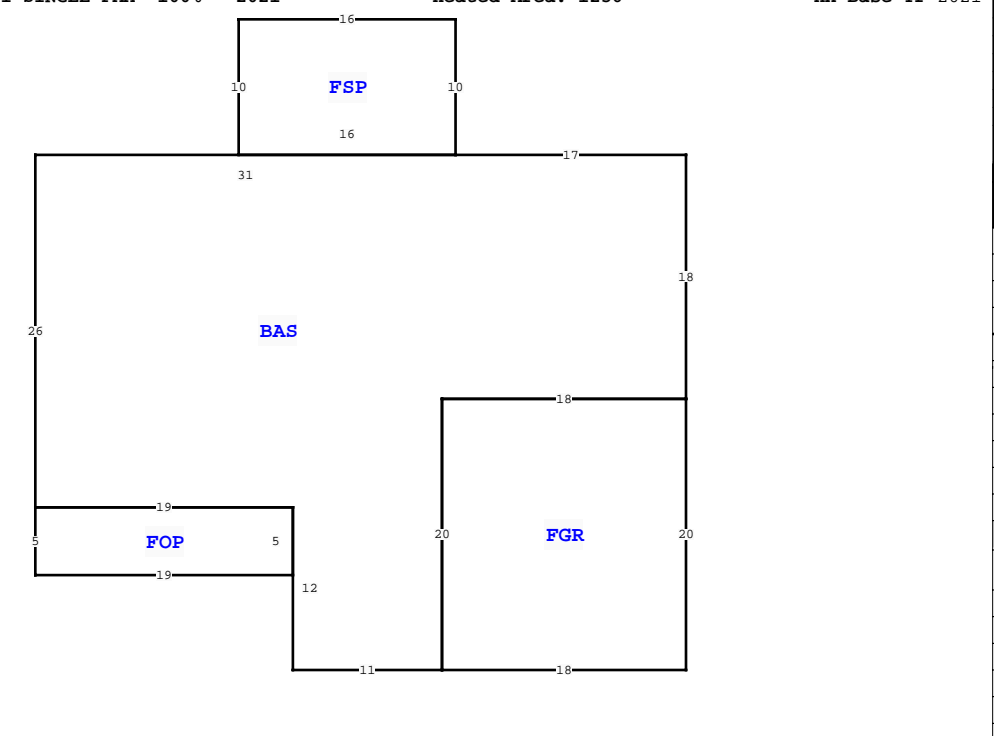
LEE TREY/LEE SAVANNAH
374 SE FOREST TER
LAKE CITY, FL 32025

2026

16-4S-17-08382-431

ELEMENT	CD	CONSTRUCTION
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	130.01	198,395	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	104,450
FGR	360	55		198	16,732
FOP	95	30		28	2,366
FSP	160	40		64	5,409
TOTALS	1,851			1,526	128,957

374 SE FOREST TER, LAKE CITY

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

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	

EXTRA FEATURES																
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 1,160																
-------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			128,957
TOTAL MARKET OB/XF VALUE			1,160
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			148,617
SOH/AGL Deduction			40,009
ASSESSED VALUE			108,608
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			57,197
TOTAL JUST VALUE			148,617
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\$.