ALL BLOCK C OAKWOOD S/D EX LOTS
THAT PART OF LOTS 18, 20, 22 & 2
RD R/W.

CONROY BRIAN
167 SE FINDERS PL
LAKE CITY, FL 32025

2026

17-4S-17-08434-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

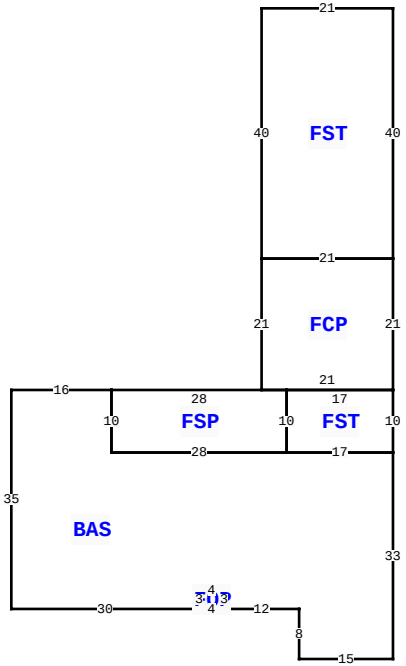
NEIGHBORHOOD/LOC 17417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,793	100		1,793	145,355
FCP	441	25		110	8,917
FOP	12	30		4	324
FSP	280	40		112	9,080
FST	170	55		94	7,621
FST	840	55		462	37,454
TOTALS	3,536			2,575	208,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,575	111.3600	124.72	321,154	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1793 HX Base Yr 2026



167 SE FINDERS PL, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE
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	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	208,750
TOTAL MARKET OB/XF VALUE	1,350
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	235,100
SOH/AGL Deduction	86,707
ASSESSED VALUE	148,393
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	96,982
TOTAL JUST VALUE	235,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/374	12/12/2022	LE	U	I	14	100
GRANTOR: CONROY SHARON (ENH LI						
GRANTEE: CONROY BRIAN (RMDR)						
0934/0196	8/27/2001	WD	Q	I	03	100
GRANTOR: THERA KIRBY & DONALD						
GRANTEE: JOHN & SHARON CONRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S35 E30 FOP= E4 N3W4 S3$ N3 E4 S3 E12 S8 E15 N33FST= N10 FCP= N21 FST= N40 W21 S40 E21$ W21 S21 E21$ W17 S10 E17$ W17 FSP= N10 W28 S10 E28$ W28 N10$.

LAND DESCRIPTION

TOTAL OB/XF 1,350

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	100		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,000							

REVIEW DATE 05/04/2017 BY BC Total Acres: 2.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 06/23/2026 BY SYS