LOT 48 OAKS OF LAKE CITY PHS 1

WD 1306-1415,

GREEN THOMAS/CLARK-GREEN TONYA
1468 SW MAIN BLVD, SUITE 105 BOX 48
LAKE CITY, FL 32025

2026

18-5S-17-09280-148

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

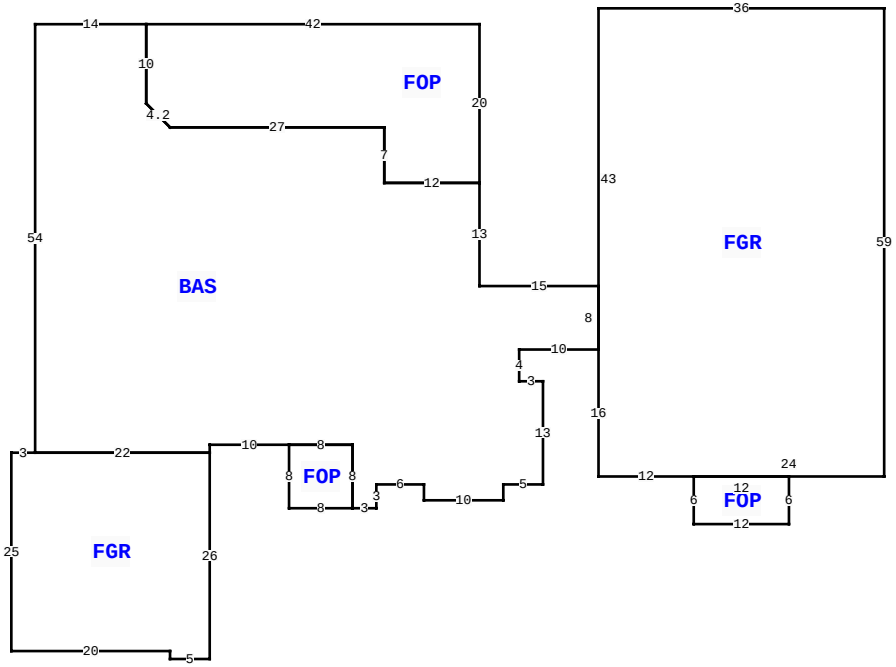
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18517.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,718	100		2,718	345,977
FGR	630	55		346	44,042
FGR	2,124	55		1,168	148,676
FOP	64	30		19	2,419
FOP	72	30		22	2,800
FOP	626	30		188	23,930
TOTALS	6,234			4,461	567,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,461	122.7050	139.88	624,005	2019	2019	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2021 Heated Area: 2718 HX Base Yr 2021



502 SW CUSTOM MADE CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		567,845
TOTAL MARKET OB/XF VALUE		41,118
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		748,963
SOH/AGL Deduction		344,924
ASSESSED VALUE		404,039
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		352,628
TOTAL JUST VALUE		748,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		749,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38216	POOL	450	06/07/2019
37521	SFR	2,138	12/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1306/1415	12/22/2015	WD	Q	V	01	57,000

GRANTOR: OAKS OF LAKE CITY LLC

GRANTEE: THOMAS GREEN & TONY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N13 FOP= N20 W42 S10 D3 R3 E27 S7 E12$ W12 N7 W27 L3 U3 N10 W14 S54 FGR= W3 S25 E20 S1 E5 N26 W22$ E22 N1 E10 FOP= S8 E8 N8 W8$ E8 S8 E3 N3 E6 S2 E10 N2 E5 N13 W3 N4 E10 FGR= S16 E12 FOP= S6 E12 N6 W12$ E24 N59 W36 S43$ N8$.

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	0166	CONC,PAVMT	0	100	0	0	2,658.00	UT	2.25	2.25	100	2019	2019	3	100	5,981	
2	0280	POOL R/CON	0	100	12	47	564.00	UT	70.00	70.00	100	2019	2019	3	89	35,137	

LAND DESCRIPTION

TOTAL OB/XF 41,118

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 12/30/2019 BY JH Total Acres: 5.46 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 05/12/2026 BY SYS