LOT 23 HILLS AT ROSE CREEK S/D
PHASE 1.

LESTER JOSHUA TYLER/LESTER HILLARY
337 SW OAK WAY
LAKE CITY, FL 32025

2027

32-4S-17-09116-123

BUILDING CHARACTERISTICS

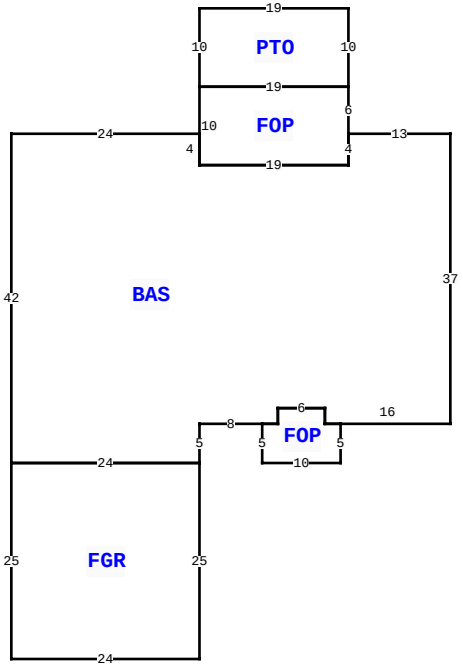
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,104	100		2,104	249,989
FGR	600	55		330	39,209
FOP	62	30		19	2,258
FOP	190	30		57	6,773
PTO	190	5		10	1,188
TOTALS	3,146			2,520	299,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,520	114.9120	126.40	318,528	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2104 HX Base Yr 2020



337 SW OAK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	0166	CONC,PAVMT	0	100	3	80	240.00	UT	2.00	2.00	100	2019	2019	3	100	480	
2	0166	CONC,PAVMT	0	100	12	228	2,736.00	UT	2.00	2.00	100	2019	2019	3	100	5,472	
3	0166	CONC,PAVMT	0	100	24	30	720.00	UT	2.00	2.00	100	2019	2019	3	100	1,440	
4	0280	POOL R/CON	0	100	16	40	640.00	UT	70.00	70.00	100	2022	2021		93	41,664	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	299,416
TOTAL MARKET OB/XF VALUE	49,056
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	413,472
SOH/AGL Deduction	94,397
ASSESSED VALUE	319,075
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	267,664
TOTAL JUST VALUE	413,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041800	Swimming Pool and	59,000	04/26/2021
37536	SFR	1,042	12/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/2581	2/28/2017	WD	U	V	30	28,500
GRANTOR: CHRISTOPHER A CHERRY						
GRANTEE: JOSHUA TYLER LESTER						
1246/0636	12/14/2012	WD	U	V	40	20,000
GRANTOR: RONALD L LANGMAN & JE						
GRANTEE: CHRISTOPHER A CHERR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N6 PTO= N10 W19 S10 E19$ W19 S10 E19 N4$ S4 W19 N4 W24 S42 FGR= S25 E24 N25 W24$ E24 N5 E8 FOP= S5 E10 N5 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E16 N37$.

LAND DESCRIPTION

TOTAL OB/XF 49,056

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/08/2021 BY HC Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS