LOT 11 BLOCK B CENTURY OAK S/D
ORB 377-431, 732-964, 742-115, 7

MCCOY MARCUS/MCCOY JESSICA
299 SE FOREST TER
LAKE CITY, FL 32025

2023

16-4S-17-08382-410

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

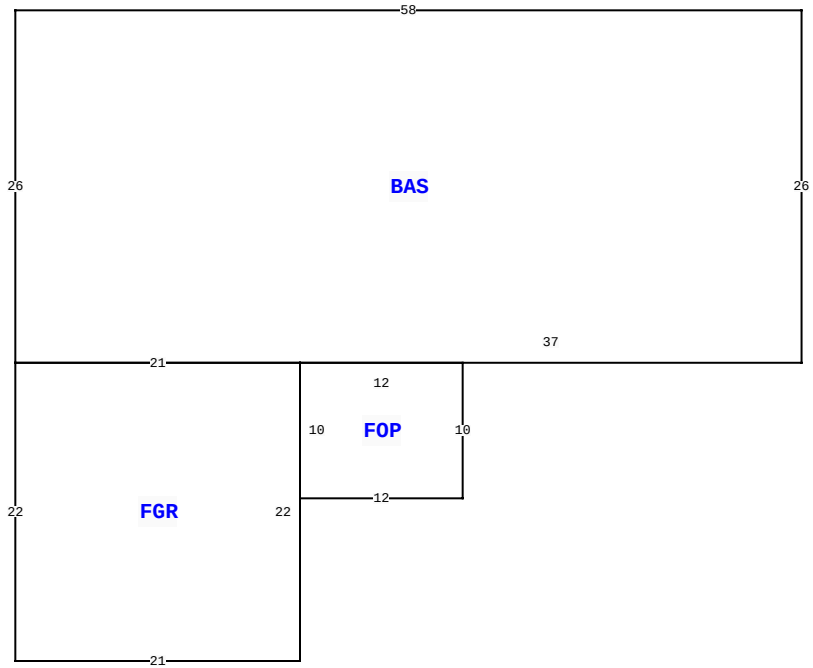
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1,508	150,056
FGR	462	55	254	25,275
FOP	120	30	36	3,583
TOTALS	2,090		1,798	178,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	127.3800	118.46	212,991	2006	2006	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2022 HX Base Yr 2022



299 SE FOREST TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		178,912
TOTAL MARKET OB/XF VALUE		2,499
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		199,911
SOH/AGL Deduction		31,318
ASSESSED VALUE		168,593
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,593
TOTAL JUST VALUE		199,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

SALE:2:1: 9 LOTS 9 PRCLS

SALE:1:1: 4 LOTS - 4 PARCELS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24562	SFR	475	05/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/858	9/13/2021	WD	Q	I	01	240,000
GRANTOR: LAWRENCE JONATHAN S						
GRANTEE: MCCOY MARCUS						
1258/2534	7/25/2013	WD	U	I	12	95,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: JONATHAN S LAWRENCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S26 FGR= S22 E21 N22 W21$ E21 FOP= S10 E12 N10 W12$E37 N26$.

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	833.00	UT	3.00	3.00	100	2006	2006	3	100	2,499	

LAND DESCRIPTION

TOTAL OB/XF 2,499

LN	USE CODE	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	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/24/2021 BY CP Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/31/2023 BY SYS