LOT 2 BLOCK 4 OAK HILL ESTATES R

674-763-767, 806-264, 947-1521,

DAVIS KIPP L/DAVIS CAROLYN M
9841 SE 108TH TERRACE RD
OCALA, FL 34472

2025

03-4S-17-07522-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

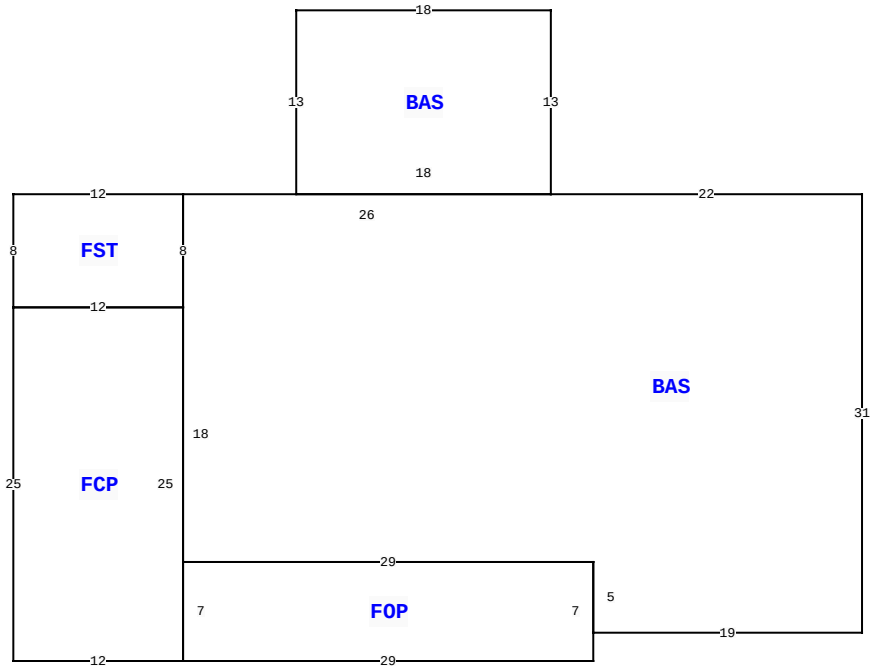
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	3417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	234	100	234	17,966
BAS	1,343	100	1,343	103,113
FCP	300	25	75	5,758
FOP	203	30	61	4,683
FST	96	55	53	4,069
TOTALS	2,176		1,766	135,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,766	112.5000	118.12	208,600	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 1577 HX Base Yr



287 SE OAK HILL ST, 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	135,590
TOTAL MARKET OB/XF VALUE	650
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	154,740
SOH/AGL Deduction	5,625
ASSESSED VALUE	149,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,115
TOTAL JUST VALUE	154,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049949	Electrical Servic	0	05/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1373/1498	12/01/2018	QC	U	I	11	100
GRANTOR: CHRISTIAAN J DAVIS						
GRANTEE: KIP L & CAROLYN M D						
1345/0848	9/22/2012	QC	U	I	11	100
GRANTOR: TRACI DAVIS						
GRANTEE: CHRISTIAAN J DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 BAS= N13 W18 S13 E18$ W26 FST= W12 S8 E12 N8$ S8 FCP= W12 S25 E12 N25$ S18 FOP= S7 E29 N7 W29 $ E29 S5 E19 N31$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 650

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	0		RSF-2	85.00	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 01/01/2025 BY SYS