LOT 11 BLOCK 9 COUNTRY CLUB
ESTATES REPLAT S/D.

MINCHIN RONALD III/LANGLEY KEIRA
309 SE OAKMONT ST
LAKE CITY, FL 32025

2025

34-3S-17-07192-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

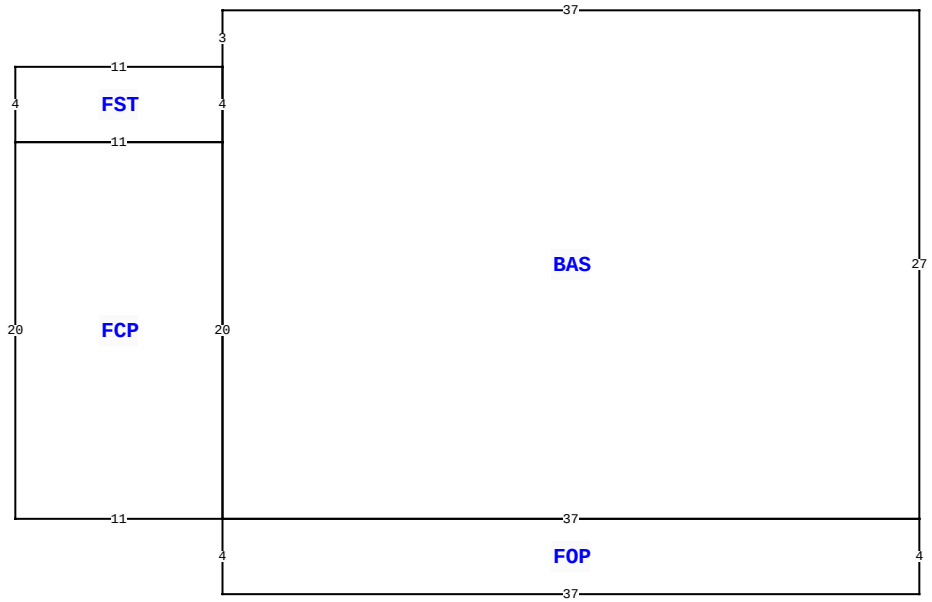
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	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	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	999	100	999	91,401
FCP	220	25	55	5,032
FOP	148	30	44	4,026
FST	44	55	24	2,196
TOTALS	1,411		1,122	102,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,122	122.2980	128.41	144,076	1961	2000	0	0	0	28.75	71.25

1 SINGLE FAM – 100% - 2024 Heated Area: 999 HX Base Yr 2024



309 SE OAKMONT 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		102,654
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		123,754
SOH/AGL Deduction		0
ASSESSED VALUE		123,754
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,754
TOTAL JUST VALUE		123,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047695	Roof Replacement	5,200	07/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1497/78	8/14/2023	WD	Q	I	01	165,000
GRANTOR: HUDSON W KEITH						
GRANTEE: MINCHIN RONALD III						
1276/0965	6/11/2014	CT	U	I	18	28,100
GRANTOR: CLERK OF COURT (HOUDE						
GRANTEE: KEITH W HUDSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S3 FST= W11 S4 E11 N4$ S4 FCP= W11 S20 E11 N20$ S20
FOP= S4 E37 N4 W37 $ E37 N27$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0296	SHED METAL	0	100	8	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,600

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		RSF-2	84.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/03/2023 BY ME Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 12/31/2024 BY SYS