NW DIV: COMM NW COR, RUN S 118.8
CONT S 38.05 FT, E 115.15 FT, N
W 115.15 FT TO POB.

STEELE ABIGAIL J
957 NW OAKLAND AVE
LAKE CITY, FL 32055

**2026**

**00-00-00-11555-003**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |

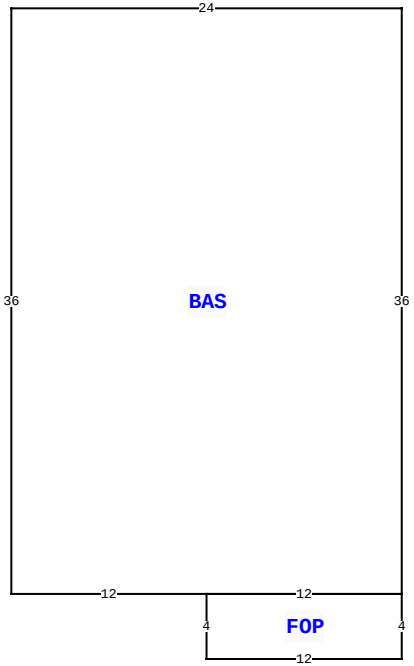
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 820317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 864 | 100 | | 864 | 77,873 |
| FOP | 48 | 30 | | 14 | 1,262 |
| TOTALS | 912 | | | 878 | 79,135 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 878 | 112.9440 | 126.50 | 111,067 | 2010 | 2010 | 10 | 0 | 0 | 18.75 | 71.25 |

2 SINGLE FAM 100% - 2011 Heated Area: 864 HX Base Yr 2011




957 NW OAKLAND AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 79,135 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 2,185 |
| TOTAL MARKET VALUE | | 81,320 |
| SOH/AGL Deduction | | 20,063 |
| ASSESSED VALUE | | 61,257 |
| TOTAL EXEMPTION VALUE | HX HB | 36,257 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 81,320 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 82,709 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1433 | SFR | 8 | 10/01/2009 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0831/2470 | 12/11/1996 | WD | Q | I | | 5,900 |

GRANTOR: COREASE MCGUIRE
GRANTEE: ABIGAIL J STEELE

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W24 S36 E12 FOP= S4 E12 N4 W12$ E12 N36$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | -338.00 | 115.00 | 4,370.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 2,185 | | | | | | | |

REVIEW DATE 10/14/2015 BY DF Total Acres: 0.10 Total Land Value: 2,185 Market: 0 Agricultural: 0 Common: 2,185 PRINTED 11/18/2025 BY SYS