NW DIV: BEG INTERS E R/W LINE VI R/W FRONIE ST, RUN N 125 FT, E 5 FT, W 57 FT TO POB. (BEING PART

WILLIAMS LAWANDA
997 NW OAKLAND AVE
LAKE CITY, FL 32055

2025

00-00-00-11580-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

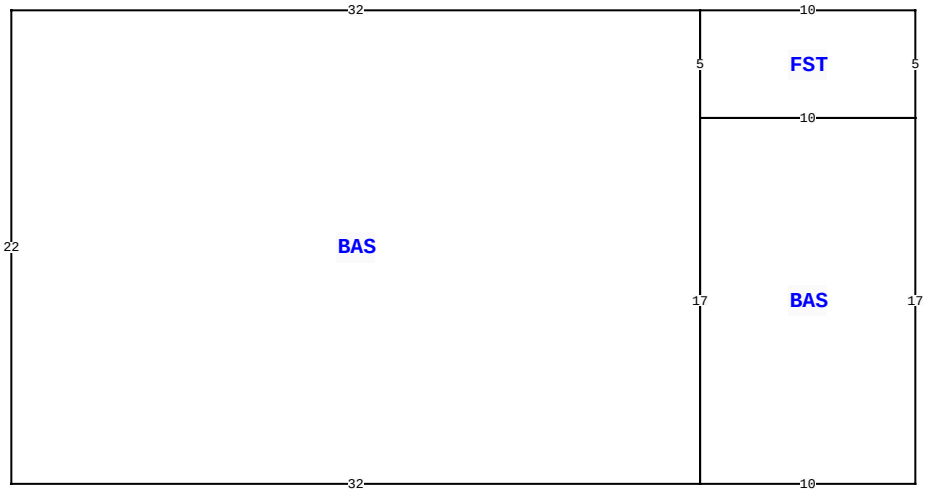
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	170	100		170	12,602
BAS	704	100		704	52,187
FST	50	55		28	2,076
TOTALS	924			902	66,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	902	124.8000	134.78	121,572	1960	1960	10	0	0	35.00	55.00

1 SINGLE FAM – 100% - 2011 Heated Area: 874 HX Base Yr 2011



997 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		66,865
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		3,705
TOTAL MARKET VALUE		70,970
SOH/AGL Deduction		24,129
ASSESSED VALUE		46,841
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,841
TOTAL JUST VALUE		70,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1195/1437	6/02/2010	AG	U	I	40	75,000
GRANTOR: BRICHE PROPERTIES LLC						
GRANTEE: LAWANDA WILLIAMS						
1167/2296	2/19/2009	WD	U	I	11	100
GRANTOR: BOYETTE						
GRANTEE: BRICHE PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S22 E32 BAS= E10 N17 W10 S17$ N17 FST= E10 N5 W10 S5$ N5$.

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	2015	2015	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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-1	130.00	57.00	7,410.00	SF		1.00	1.00	1.00	0.50	0.50	3,705							

REVIEW DATE 10/14/2015 BY DF Total Acres: 0.17 Total Land Value: 3,705 Market: 0 Agricultural: 0 Common: 3,705 PRINTED 05/05/2025 BY SYS