

SMITH JOHNNY RAY/SMITH NARRAGANSETT C
396 NW OOSTERHOUDT LANE
LAKE CITY, FL 32055

02-3S-16-01945-003



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														COLUMBIA COUNTY PROPERTY																																	
CONSTRUCTION						VALUATION SUMMARY														PAGE 1 of 2																																	
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																			
Exterior Wall	19	COMMON BRK 100				0100	01	3,173	108.7750		121.83		386,567	1987		1987		0	0	35.00	65.00	VALUATION BY																															
Roof Structure	03	GABLE/HIP 100				1 SINGLE FAM 100% - 0														Heated Area: 2709										HX Base Yr										STANDARD													
Roof Cover	12	MODULAR MT 100																																Tax Group: 3										Tax Dist:									
Interior Wall	05	DRYWALL 100																																BUILDING MARKET VALUE										251,269									
Interior Floor	06	VINYL ASB 50																																TOTAL MARKET OB/XF VALUE										26,753									
Interior Floor	14	CARPET 50																																TOTAL LAND VALUE - MARKET										52,810									
Air Condition	03	CENTRAL 100																																TOTAL MARKET VALUE										330,832									
Heating Type	04	AIR DUCTED 100																																SOH/AGL Deduction										122,719									
Bedrooms		4 100																																ASSESSED VALUE										208,113									
Bathrooms		2.5 100																																TOTAL EXEMPTION VALUE										HX HB 50,722									
Frame	01	NONE 100																																BASE TAXABLE VALUE										157,391									
Stories	1.	1. 100																																TOTAL JUST VALUE										330,832									
Architectural	05	CONV 100																																NCON VALUE										0									
Units		0 100																																INCOME VALUE																			
Condition Adj	03	03 100																																PREVIOUS YEAR MKT VALUE										330,832									
Kitchen Adjus	01	01 100																																																			
Quality		05	05																																																		
DOR CODE		0100	SINGLE FAMILY																																																		
MAP NUM			MKT AREA																															03																			
NEIGHBORHOOD/LOC		2316.0200	1.00/																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
BAS	2,709	100		2,709	214,524																																																
FGR	600	55		330	26,133																																																
FOP	228	30		68	5,385																																																
FST	120	55		66	5,227																																																
TOTALS						3,657				3,173	251,269	396 NW OOSTERHOUDT LN, LAKE CITY														BLD DATE						LGL DATE		04/11/2025				MLU															
EXTRA FEATURES																				XF DATE						LAND DATE						AG DATE																					
L N	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	700																																					
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000																																					
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300																																					
4	0020	BARN, FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500																																					
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400																																					
6	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336																																					
7	0166	CONC, PAVMT	0	100	0	0	999.00	UT	1.50	1.50	100	1997	1997	3	100	1,499																																					
8	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100																																					
9	0252	LEAN-TO W/	0	100	18	36	648.00	UT	2.00	2.00	40	2009	2009	3	40	518																																					
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300																																					
LAND DESCRIPTION						TOTAL OB/XF										22,653																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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/MH	0.00	0.00	8.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	52,000																																				
2	9630	C	SWAMP	0		RSF/MH	0.00	0.00	3.00	AC		1.00	1.00	1.00	270.00	270.00	810																																				
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