COMM NE COR OF SW1/4, RUN S 420
SW 346.03 FT FOR POB, RUN SW 207
FT, NE 207.43 FT, SE 420 FT TO P

SMITH JOHNNY R/SMITH NARRAGANSETT
396 NW OOSTERHOUDT LN
LAKE CITY, FL 32055

2026

02-3S-16-01945-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

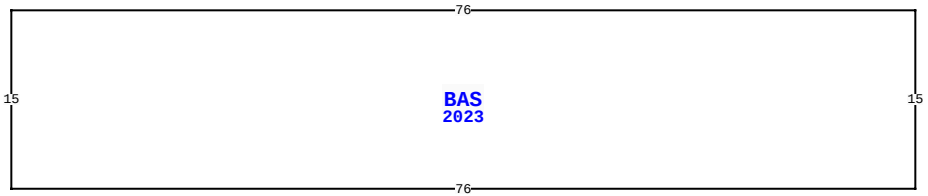
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,140	100	2023	1,140	66,895
TOTALS	1,140			1,140	66,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	113.5000	106.69	121,627	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1140 HX Base Yr



344 NW OOSTERHOUDT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	66,895
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13,600
TOTAL MARKET VALUE	80,495
SOH/AGL Deduction	0
ASSESSED VALUE	80,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,495
TOTAL JUST VALUE	80,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045203	Roof Replacement	3,600	08/17/2022
000043121	Mobile Home		11/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1305/0667	12/01/2015	TD	U	V	18	6,500

GRANTOR: CLERK OF COURT
GRANTEE: JOHNNY R & NARRAGAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,16] E76 S15 W76 N15 $
.

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	2.00	AC		1.00	1.00	0.80	8,500.00	6,800.00	13,600							

REVIEW DATE 05/08/2023 BY JB Total Acres: 2.00 Total Land Value: 13,600 Market: 0 Agricultural: 0 Common: 13,600 PRINTED 11/18/2025 BY SYS