

COMM NW COR OF SE1/4, S 45.36
FT, E 335 FT FOR POB, RUN S
374.69 FT, E 354.29 FT TO W

ROWE FREZELL
140 NW OOSTERHOUDT LANE
LAKE CITY, FL 32055

2026

02-3S-16-01945-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 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
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		03

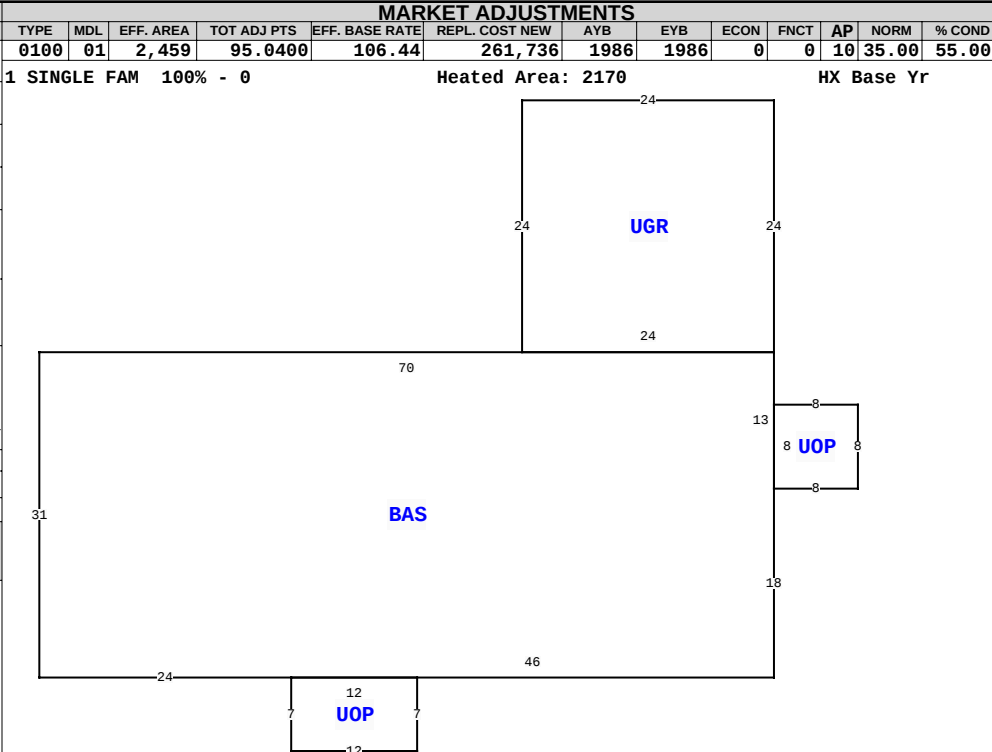
NEIGHBORHOOD/LOC	2316.0200	1.00/
------------------	-----------	-------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100		2,170	127,036
UGR	576	45		259	15,162
UOP	64	20		13	761
UOP	84	20		17	995

TOTALS	2,894			2,459	143,955
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00
3	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00
5	0060	CARPORT F	0	100	0	0		1.00	UT 0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF/MH	0.00	0.00	2.13



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

140 NW OOSTERHOUDT LN, LAKE CITY

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	1993	1993	3	100	300	
3	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2009	2009	3	100	1,000	
5	0060	CARPORT F	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	1,000	

TOTAL OB/XF										3,800						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		RSF/MH	0.00	0.00	2.13	AC		1.00	1.00	1.00	7,500.00	7,500.00

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				143,955	
TOTAL MARKET OB/XF VALUE				3,800	
TOTAL LAND VALUE - MARKET				15,975	
TOTAL MARKET VALUE				163,730	
SOH/AGL Deduction				65,631	
ASSESSED VALUE				98,099	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				47,377	
TOTAL JUST VALUE				163,730	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				163,730	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
0509/0348	3/01/1983	WD	Q	V	
					SALE PRICE
					5,000

GRANTOR:					
GRANTEE:					

BUILDING NOTES					

BUILDING DIMENSIONS					
UGR= N24 W24 S24 E24\$ BAS= W70 S31 E24 UOP= S7 E12 N7 W12\$ E46 N18 UOP= E8 N8 W8 S8\$ N13\$.					