BEG NE COR OF SW1/4 OF SE1/4, RU
W 447 FT, N 440 FT TO N LINE OF
NE ALONG CO RD 438.7 FT, S 64.20

COLUMBIA COUNTY, FLORIDA
P O BX 1529
LAKE CITY, FL 32056-1529

2026

03-3S-16-01953-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

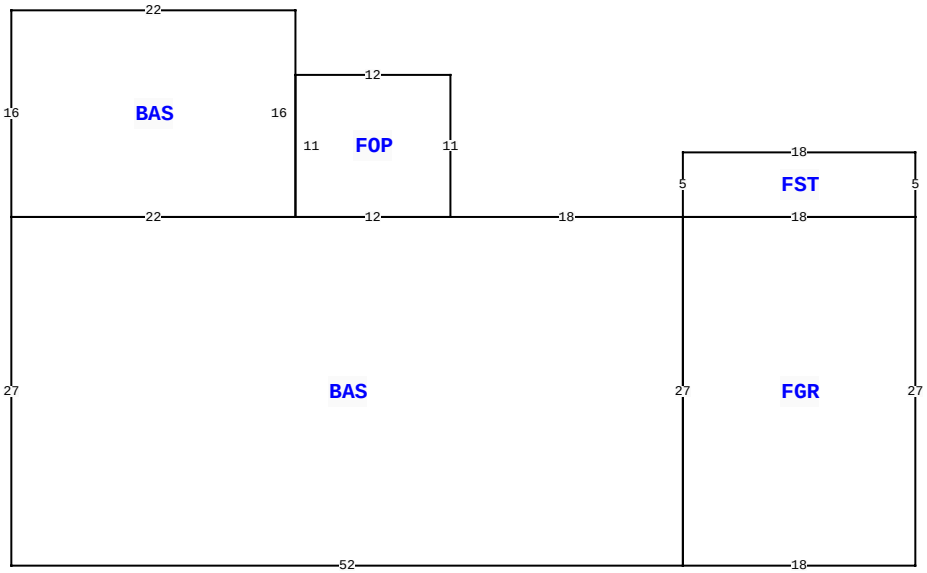
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	8600	COUNTY IMP
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100		352	29,455
BAS	1,404	100		1,404	117,488
FGR	486	55		267	22,343
FOP	132	30		40	3,348
FST	90	55		50	4,184
TOTALS	2,464			2,113	176,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,113	114.9450	128.74	272,028	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1756 HX Base Yr



1084 NW OOSTERHOUDT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		176,818
TOTAL MARKET OB/XF VALUE		6,250
TOTAL LAND VALUE - MARKET		34,510
TOTAL MARKET VALUE		217,578
SOH/AGL Deduction		6,397
ASSESSED VALUE		211,181
TOTAL EXEMPTION VALUE	03	211,181
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		217,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,578

SALE:2:1: (FAMILY)

SALE:1:1: ITS A FAMILY AFFAIR!!!!!

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38493	MAINT/ALTR	75	08/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0930/2197	4/17/2001	WD	Q	I	01	100

GRANTOR:P OOSTERHOUDT (FEE SI

GRANTEE:COLUMBIA COUNTY FLO

0930/2195	4/17/2001	WD	Q	I	01	100

GRANTOR:P OOSTERHOUDT (FEE SI

GRANTEE:COLUMBIA COUNTY FLO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N11 W12 S11 E12$ W12 BAS= N16 W22 S16 E22$
W22S27 E52 FGR= E18 N27 W18 S27$ N27 FST= E18 N5 W18 S5$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	50	0	0	3	50	250	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 6,250

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	8600	C	COUNTY	0		A-1	0.00	0.00	4.93	AC		1.00	1.00	1.00	7,000.00	7,000.00	34,510							

REVIEW DATE 02/15/2023 BY KS Total Acres: 4.93 Total Land Value: 34,510 Market: 0 Agricultural: 0 Common: 34,510 PRINTED 11/07/2025 BY SYS