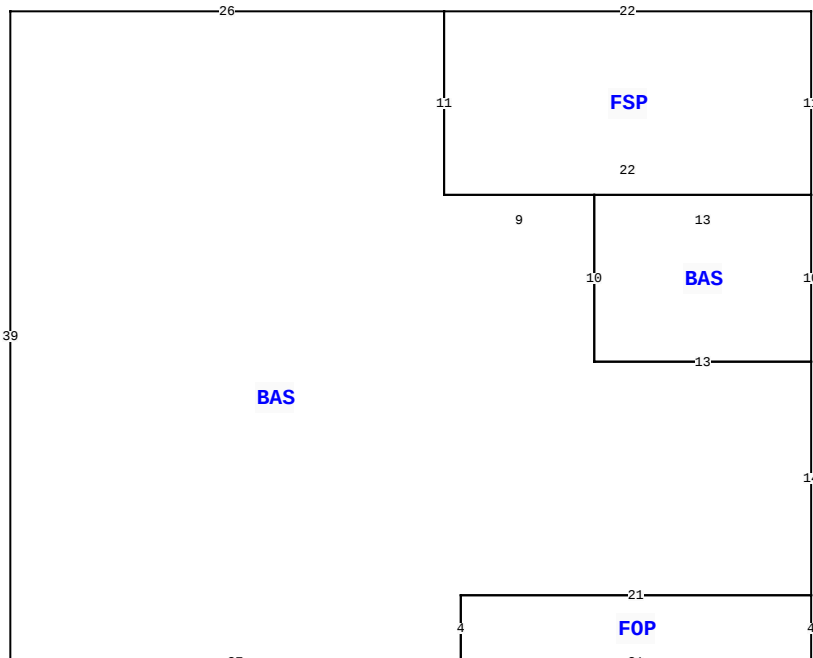


BACON JOHN Z
173 SE OSCEOLA PL
LAKE CITY, FL 32025

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
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 90								0100	01	1,668	124.2640	139.18	232,152	1963	2000	0	0	0	25.00	75.00								
Exterior Wall	32	HARDIE BRD 10								1 SINGLE FAM 100% - 2020										Heated Area: 1546 HX Base Yr 2020										
Roof Structur	03	GABLE/HIP 100																												
Roof Cover	14	PREFIN MT 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	12	HARDWOOD 80																												
Interior Floo	14	CARPET 20																												
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		MKT AREA								06																				
NEIGHBORHOOD/LOC	3417.0100	1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	130	100		130	13,570																									
BAS	1,416	100		1,416	147,809																									
FOP	84	30		25	2,610																									
FSP	242	40		97	10,125																									
TOTALS	1,872			1,668	174,114																									
EXTRA FEATURES										173 SE OSCEOLA PL, 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	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200															
2	0258	PATIO	0 100	22	10	220.00	UT	2.00	2.00	100	2013	2013	3	100	440															
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500															
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200															
LAND DESCRIPTION										TOTAL OB/XF										1,340										
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-2	90.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500													
REVIEW DATE 03/16/2017 BY DF Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS																														