LOT 2 HUNTERS OAK S/D EX THAT
PART DESC IN ORB 965-1299.

BARROW ROBERT Y IV/BARROW MICHELLE L
138 SW OAKWOOD CT
LAKE CITY, FL 32024

2026

03-5S-16-03450-102

BUILDING CHARACTERISTICS

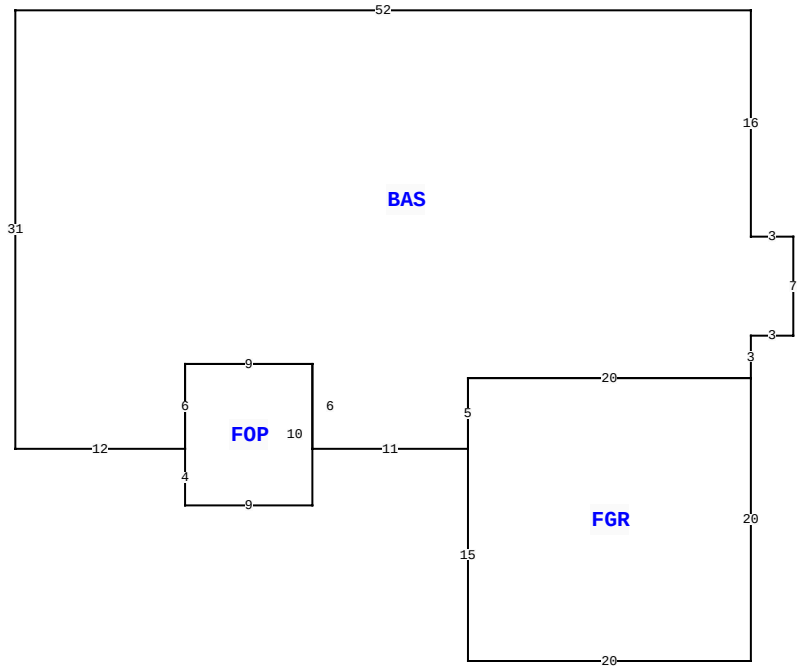
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	3516.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100		1,479	173,864
FGR	400	55		220	25,862
FOP	90	30		27	3,174
TOTALS	1,969			1,726	202,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,726	123.4800	138.30	238,706	2002	2015	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2020 Heated Area: 1479 HX Base Yr 2020



138 SW OAKWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		202,900
TOTAL MARKET OB/XF VALUE		6,596
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		231,496
SOH/AGL Deduction		56,937
ASSESSED VALUE		174,559
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,837
TOTAL JUST VALUE		231,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19046	SFR	269	12/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/0507	6/20/2019	WD	Q	I	01	194,900
GRANTOR: NICHOLAS J & MICHELLE						
GRANTEE: ROBERT Y IV & MICHE						
0965/1299	10/10/2002	WD	Q	V	03	1,800
GRANTOR: NICHOLAS J & MICHELLE						
GRANTEE: ANTHONY A & ELICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S31 E12 FOP= S4 E9 N10 W9 S6$ N6 E9 S6 E11 FGR= S15 E20 N20 W20 S5$ N5 E20 N3 E3 N7 W3 N16$.

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	0166	CONC,PAVMT	0	100	0	0	2,048.00	UT	2.00	2.00	100	2002	2002	3	100	4,096	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 6,596

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	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 10/01/2019 BY KR Total Acres: 1.14 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/18/2025 BY SYS