LOT 17 HUNTERS OAK S/D.
783-2140, 845-2299, LE 1384-1612

MITCHELL JULIUS/MITCHELL PEARLNITA
165 SW OAKWOOD CT
LAKE CITY, FL 32024

2026

03-5S-16-03450-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

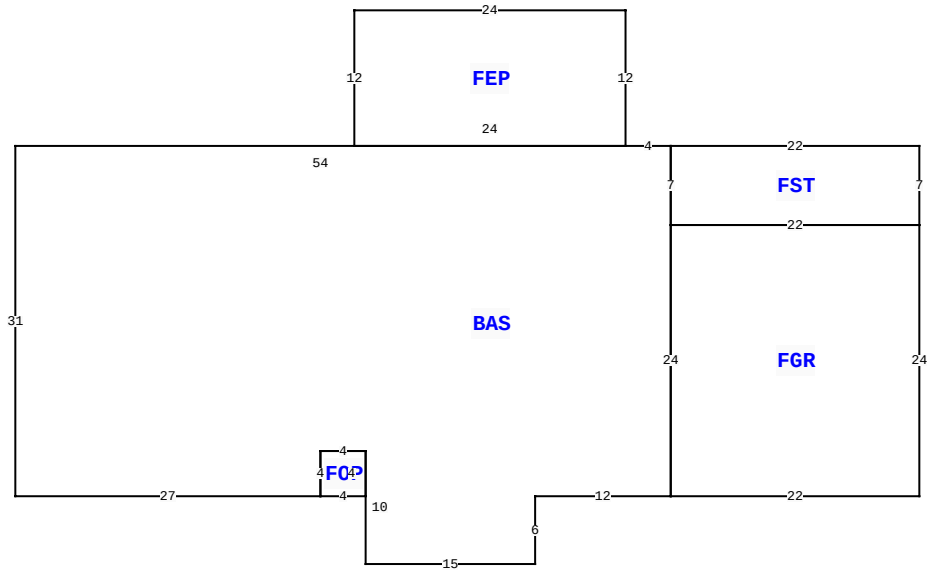
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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		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	1,872	100		1,872	173,135
FEP	288	80		230	21,272
FGR	528	55		290	26,821
FOP	16	30		5	462
FST	154	55		85	7,861
TOTALS	2,858			2,482	229,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,482	121.4400	136.01	337,577	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2021 Heated Area: 1872 HX Base Yr 2021



165 SW OAKWOOD CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		229,552
TOTAL MARKET OB/XF VALUE		3,661
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		255,213
SOH/AGL Deduction		55,130
ASSESSED VALUE		200,083
TOTAL EXEMPTION VALUE	HX HB VX DX 13	200,083
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		255,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,589

SALE:2:1: LOT 17 HUNTERS OAK

LAND:1:1: 1.54 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053653	Remodel	22,000	07/24/2025
39139	MAINT/ALTR	0	01/10/2020
6839	SFR	205	02/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/1657	1/28/2020	WD	Q	I	01	185,000
GRANTOR: MAURICE MONROE SOWELL						
GRANTEE: JULIUS & PEARLNITA						
1384/1612	5/14/2019	LE	U	I	14	100
GRANTOR: MORRIS MONROE SOWELL						
GRANTEE: MAURICE MONROE SOWE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FEP= N12 W24 S12 E24$ W54 S31 E27 FOP= E4 N4 W4 S4$ N4 E4 S10 E15 N6 E12 FGR= E22 N24 W22 S24$ N24 FST= E22 N7 W22 S7$ N7$.

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	1,695.00	UT	0.98	0.98	100	0	0	3	100	1,661	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,661

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 02/21/2020 BY KR Total Acres: 1.53 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 10/02/2025 BY SYS