LOT 13 OAKFIELD ACRES PHASE II

ORB 703-56, 796-757, 885-1762,

MURRAY JOHN A JR
298 SW DUNLOP GLN
LAKE CITY, FL 32024

2026

09-5S-16-03498-213

BUILDING CHARACTERISTICS

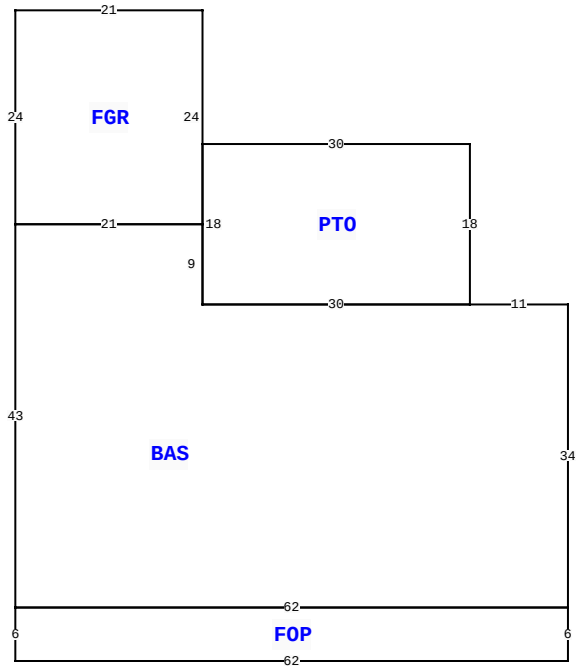
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,297	100		2,297	225,985
FGR	504	55		277	27,252
FOP	372	30		112	11,019
PTO	540	5		27	2,656
TOTALS	3,713			2,713	266,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,713	108.4460	121.46	329,521	2006	2006	0	0	0	19.00	81.00

2 SINGLE FAM 100% - 2001 Heated Area: 2297 HX Base Yr 2001



298 SW DUNLOP GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		266,912
TOTAL MARKET OB/XF VALUE		29,360
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		346,272
SOH/AGL Deduction		115,133
ASSESSED VALUE		231,139
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,417
TOTAL JUST VALUE		346,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,567

SALE:4:1: 1996 OMNI MH INCLUDED

SALE:2:1: REPO

SALE:1:1: LOT 13, PH II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24590	SFR	680	06/02/2006
09999	M H	100	07/24/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0885/1762	7/30/1999	WD	Q	I		58,500
GRANTOR: JOHNSON'S						
GRANTEE: J MURRAY JR						
0812/1836	8/15/1995	WD	Q	V		14,000
GRANTOR: STOKES-NASSAU						
GRANTEE: LEONARD E & WANDA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 PTO= N18 W30 S18 E30$ W30 N9 FGR= N24 W21S24 E21$ W21 S43 FOP= S6 E62 N6 W62$ E62 N34 $.

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	0210	GARAGE U	0	100	30	30	900.00	UT	18.00	18.00	75	1995	1995	3	75	12,150	
2	0120	CLFENCE 4	0	100	0	0	530.00	UT	4.50	4.50	70	1995	1995	3	70	1,670	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	20	20	400.00	UT	3.00	3.00	100	2006	2006	3	100	1,200	
5	0251	LEAN TO W/	0	100	12	30	360.00	UT	5.50	5.50	50	2006	2006	3	50	990	
6	0040	BARN,POLE	0	100	23	25	575.00	UT	6.00	6.00	100	2006	2006	3	100	3,450	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 29,360

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	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							
2	0100	C	SFR	0			0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							

REVIEW DATE 08/28/2019 BY BC Total Acres: 4.71 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS