LOT 2 BLOCK B OAKHAVEN S/D.

878-725,

LEAR JOHN C III/LEAR MICHELLE C
106 NW LIVE OAK PL
LAKE CITY, FL 32055

**2026**

**12-3S-15-00167-017**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

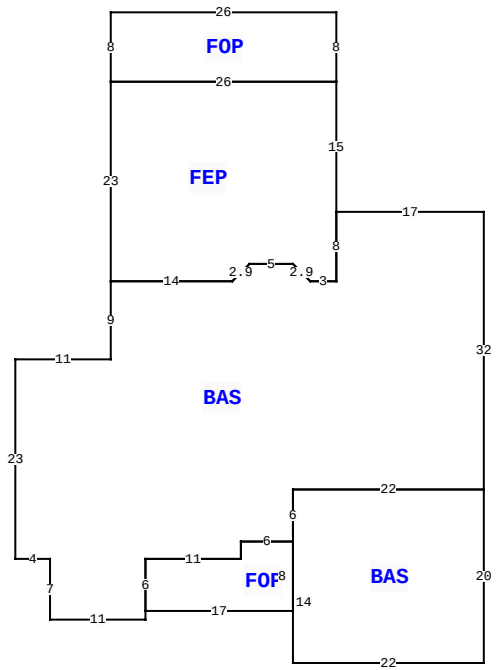
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 12315.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 440 | 100 | | 440 | 38,642 |
| BAS | 1,668 | 100 | | 1,668 | 146,486 |
| FEP | 584 | 80 | | 467 | 41,013 |
| FOP | 114 | 30 | | 34 | 2,986 |
| FOP | 208 | 30 | | 62 | 5,445 |
| TOTALS | 3,014 | | | 2,671 | 234,571 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,671 | 114.0524 | 127.74 | 341,194 | 2000 | 2000 | 0 | 0 | 0 | 31.25 | 68.75 |

1 SINGLE FAM 100% - 2001 Heated Area: 2108 HX Base Yr 2001




106 NW LIVE OAK PL, LAKE CITY

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 382,112 |
| TOTAL MARKET OB/XF VALUE | | 33,267 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 470,379 |
| SOH/AGL Deduction | | 99,171 |
| ASSESSED VALUE | | 371,208 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 320,486 |
| TOTAL JUST VALUE | | 470,379 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 477,494 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047848 | New Residential C | 110,000 | 08/08/2023 |
| 000045102 | Roof Replacement | 9,900 | 08/03/2022 |
| 24119 | POOL | 180 | 02/07/2006 |
| 16130 | SFR | 275 | 10/11/1999 |
| 15649 | PUMP/UTPOL | 30 | 06/14/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0878/1725 | 4/08/1999 | WD | Q | V | | 28,000 |

GRANTOR: ROBERTS LAND & TIMBER

GRANTEE: LEAR

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 FEP= N15 FOP= N8 W26 S8 E26$ W26 S23 E14 R2 U2 E5 D2 R2 E3 N8$ S8 W3 L2 U2 W5 D2 L2 W14 S9 W11 S23 E4 S7 E11 N1 FOP= E17 N8 W6 S2 W11 S6$ N6 E11 N2 E6 BAS= S14 E22 N20 W22 S6$ N6 E22 N32$.

## 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 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1999 | 1999 | 3 | 100 | 800 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2000 | 2000 | 3 | 100 | 1,200 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 435.00 | UT | 1.50 | 1.50 | 100 | 2000 | 2000 | 3 | 100 | 653 | |
| 4 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 1,000 | |
| 5 | 0280 | POOL R/CON | 0 | 100 | 18 | 36 | 648.00 | UT | 70.00 | 70.00 | 100 | 2006 | 2006 | 3 | 51 | 23,134 | |
| 6 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 6,480 | |

## LAND DESCRIPTION

TOTAL OB/XF 33,267

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.75 | 55,000.00 | 41,250.00 | 41,250 | | | | | | | |
| 2 | 0100 | C | SFR | 0 | | | | | 1.00 | LT | | 1.00 | 1.00 | 0.25 | 55,000.00 | 13,750.00 | 13,750 | | | | | | | |

REVIEW DATE 02/01/2023 BY JS Total Acres: 4.28 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS

LOT 2 BLOCK B OAKHAVEN S/D.

878-725,

LEAR JOHN C III/LEAR MICHELLE C
106 NW LIVE OAK PL
LAKE CITY, FL 32055

**2026**

**12-3S-15-00167-017**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

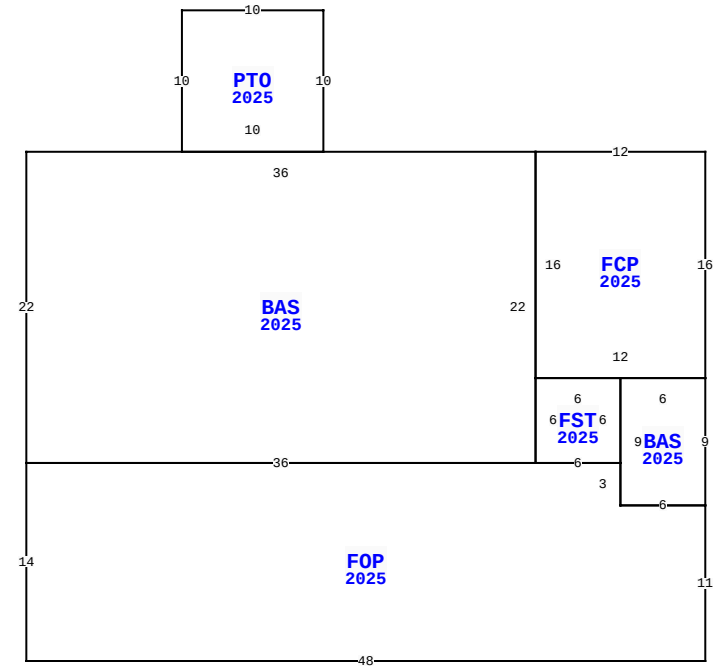
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 12315.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 54 | 100 | 2025 | 54 | 7,146 |
| BAS | 792 | 100 | 2025 | 792 | 104,800 |
| FCP | 192 | 25 | 2025 | 48 | 6,352 |
| FOP | 654 | 30 | 2025 | 196 | 25,935 |
| FST | 36 | 55 | 2025 | 20 | 2,646 |
| PTO | 100 | 5 | 2025 | 5 | 661 |
| TOTALS | 1,828 | | | 1,115 | 147,541 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,115 | 119.3400 | 133.66 | 149,031 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

2 SINGLE FAM 0% - 2025 Heated Area: 846 HX Base Yr 2001




106 NW LIVE OAK PL, LAKE CITY

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|---|---|---|---|
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## SALES DATA

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|---|---|---|---|---|---|---|
| 0878/1725 | 4/08/1999 | WD | Q | V | | 28,000 |

GRANTOR: ROBERTS LAND & TIMBER

GRANTEE: LEAR

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-59,-15] E36 S22 W36 N22 $
FCP=[YR=2025;ORIG=-23,-15] E12 S16 W12 N16 $
PTO=[YR=2025;ORIG=-48,-25] E10 S10 W10 N10 $
BAS=[YR=2025;ORIG=-17,1] E6 S9 W6 N9 $
FST=[YR=2025;ORIG=-23,1] E6 S6 W6 N6 $
FOP=[YR=2025;ORIG=-23,7] W36 S14 E48 N11 W6 N3 W6 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 02/01/2023 BY JS Total Acres: 4.28 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS