LOT 3 BLOCK B OAKHAVEN S/D.

945-941, 945-942,

TWING PAUL F/TWING BARBARA
162 NW LIVE OAK PL
LAKE CITY, FL 32055

2026

12-3S-15-00167-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

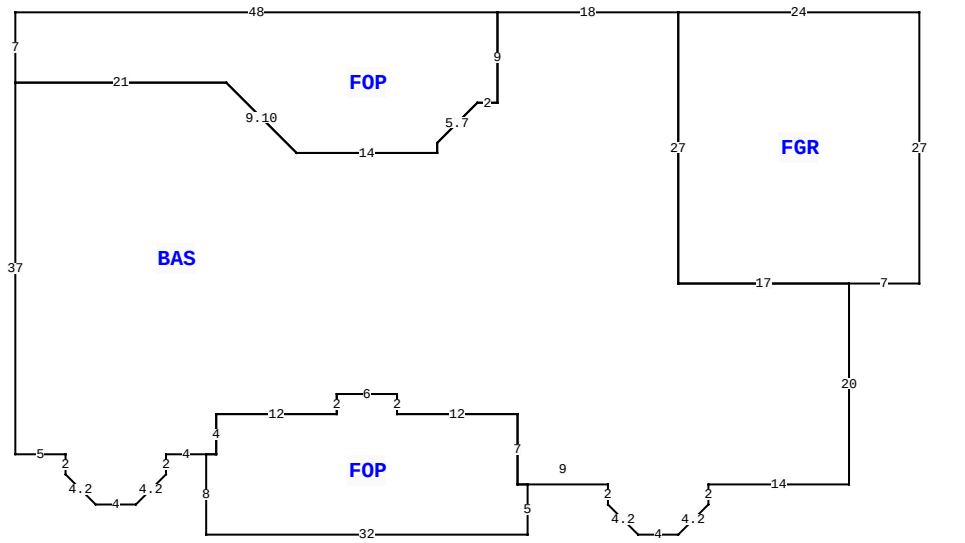
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,764	100		2,764	253,534
FGR	648	55		356	32,655
FOP	385	30		116	10,640
FOP	479	30		144	13,209
TOTALS	4,276			3,380	310,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,380	114.9500	128.74	435,141	2002	2002	0	0	0	28.75	71.25

1 SINGLE FAM 100% - 2003 Heated Area: 2764 HX Base Yr 2003



162 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		310,038
TOTAL MARKET OB/XF VALUE		26,893
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		391,931
SOH/AGL Deduction		125,888
ASSESSED VALUE		266,043
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,321
TOTAL JUST VALUE		391,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051817	Roof Replacement	25,025	12/13/2024
26169	POOL ENCL	55	08/24/2007
25964	POOL	270	06/27/2007
19648	SFR	497	06/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0945/0942	1/28/2002	WD	Q	V		34,500
GRANTOR: KENNETH L COX III						
GRANTEE: PAUL F & BARBARA E						
0945/0941	1/17/2002	WD	Q	V	04	26,500
GRANTOR: ROBERTS LAND & TIMBER						
GRANTEE: KENNETH L COX III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= W48 S7 E21 D7 R7 E14 N1 R4 U4 E2 N9$ S9 W2 D4 L4 S1 W14 L7 U7 W21 S37 E5 S2 D3 R3 E4 R3 U3 N2 E4 FOP= S8 E32 N5 W1 N7 W12 N2 W6 S2 W12 S4 W1$ E1 N4 E12 N2 E6 S2 E12 S7 E9 S2 D3 R3 E4 R3 U3 N2 E14 N20 FGR= E7 N27 W24 S27 E17$ W17 N27$.

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	2,563.00	UT	2.00	2.00	100	2002	2002	3	100	5,126	
2	0119	MASONRY WA	0	100	4	48	192.00	UT	5.00	5.00	100	2002	2002	3	100	960	
3	0280	POOL R/CON	0	100	11	25	275.00	UT	70.00	70.00	100	2007	2007	3	54	10,395	
4	0282	POOL ENCL	0	100	24	48	1,152.00	UT	15.00	15.00	100	2007	2007	3	40	6,912	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 26,893

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	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/02/2025 BY JS Total Acres: 4.05 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/01/2025 BY SYS