COMM NE COR, RUN W 1321.03 FT TO THENCE S 1829.06 FT TO N SIDE OF RD, N 80 DG W ALONG N SIDE OF RD

OSBURN JULIA G/RANDALL JOE
418 NW MAXMORE DR
LAKE CITY, FL 32055

2026

12-3S-16-02095-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	12316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	88,704
TOTAL MARKET VALUE	5,651
SOH/AGL Deduction	0
ASSESSED VALUE	5,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,651
TOTAL JUST VALUE	89,504
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,504

SALE:1:1: LIFE EST TO MS GEOGHAGAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1013/1763	4/27/2004	WD	Q	V	06	100
GRANTOR: JULIA OSBURN						
GRANTEE: JULIAN OSBURN JOE R						
0850/0784	12/09/1997	WD	Q	V	01	100
GRANTOR: GEOGHAGAN SARAH ALICE						
GRANTEE: JULIA G OSBURN						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	10/16/2023 SPF

BUILDING NOTES

BUILDING DIMENSIONS

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	15.84	AC		1.00	1.00	1.00	281.00	281.00	4,451							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	40.00	40.00	400							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.84	AC		1.00	1.00	0.80	7,000.00	5,600.00	88,704							

REVIEW DATE 05/09/2023 BY JB Total Acres: 25.84 Total Land Value: 4,851 Market: 88,704 Agricultural: 4,851 Common: 0 PRINTED 11/05/2025 BY SYS