PRCL "H" OF AN UNR SURVEY ALL LY
SE OCTOBER RD DESC AS: COMM SE C
1335.29 FT TO SE COR OF W1/2 OF

MATTOX AUSTIN
3401 SE OCTOBER RD
LAKE CITY, FL 32025

2026

13-6S-17-09660-007

BUILDING CHARACTERISTICS

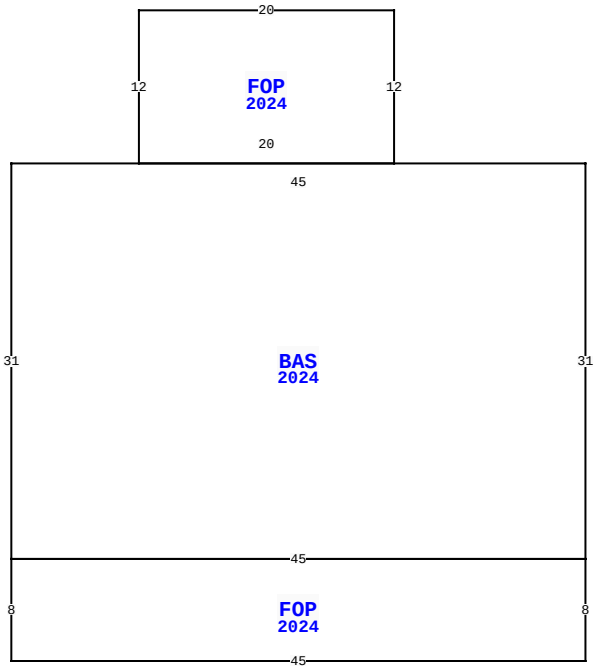
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,395	100	2024	1,395	183,041
FOP	240	30	2024	72	9,447
FOP	360	30	2024	108	14,171
TOTALS	1,995			1,575	206,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,575	119.5425	133.89	210,877	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 1395 HX Base Yr 2025



3401 SE OCTOBER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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		206,659
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,500
TOTAL MARKET VALUE		214,767
SOH/AGL Deduction		0
ASSESSED VALUE		214,767
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,045
TOTAL JUST VALUE		267,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044811	New Residential C	170,000	06/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1445/137	8/12/2021	WD	U	V	11	100
GRANTOR: MATTOX CAROL LYNN						
GRANTEE: MATTOX AUSTIN						
1439/1137	5/19/2021	LE	U	V	14	100
GRANTOR: MATTOX CAOL LYNN						
GRANTEE: MATTOX AUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=28,10] E45 S31 W45 N31 $
FOP=[YR=2024;ORIG=73,41] W45 S8 E45 N8 $
FOP=[YR=2024;ORIG=38,-2] E20 S12 W20 N12 $
.

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
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.10	AC		1.00	1.00	1.00	280.00	280.00	3,108							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	11.10	AC		1.00	1.00	1.00	5,000.00	5,000.00	55,500							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 12/27/2023 BY JB Total Acres: 12.10 Total Land Value: 8,108 Market: 55,500 Agricultural: 3,108 Common: 5,000 PRINTED 11/18/2025 BY SYS