LOT 14 BLOCK C OSCEOLA ESTATES

ORB 351-68.

SMITH WILLIAM MARTIN ETAL
6818 MILLHOPPER RD
GAINESVILLE, FL 32653

2025

15-3S-18-10286-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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

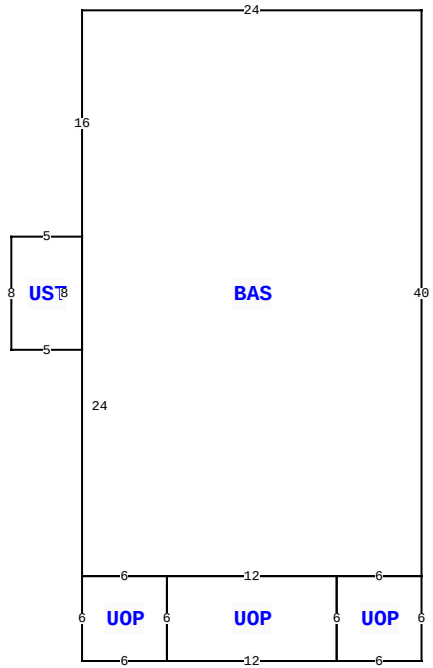
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	10318.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	75,591
UOP	36	20		7	551
UOP	36	20		7	551
UOP	72	20		14	1,102
UST	40	45		18	1,418
TOTALS	1,144			1,006	79,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,006	108.1600	121.14	121,867	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr



145 NE CARNATION PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	79,214
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,017
TOTAL MARKET VALUE	83,231
SOH/AGL Deduction	7,308
ASSESSED VALUE	75,923
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,923
TOTAL JUST VALUE	83,231
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S16 UST= W5 S8 E5 N8$ S24 UOP= S6 E6 N6 W6 $ E6 UOP= S6 E12 N6 W12$ E12 UOP= S6 E6 N6 W6$ E6 N40$.

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	0100	C	SFR	0		00	0.00	148.00	0.39	AC		1.00	1.00	1.00	10,300.00	10,300.00	4,017							

REVIEW DATE 09/22/2015 BY DF Total Acres: 0.39 Total Land Value: 4,017 Market: 0 Agricultural: 0 Common: 4,017 PRINTED 08/06/2025 BY SYS