LOT 62 HI-DRI ACRES UNIT 2.
ORB 488-607, 784-2185, 960-32.

OESTREICH JOHN R JR
297 SW GULL DR
LAKE CITY, FL 32024

2026

15-5S-16-03626-062

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

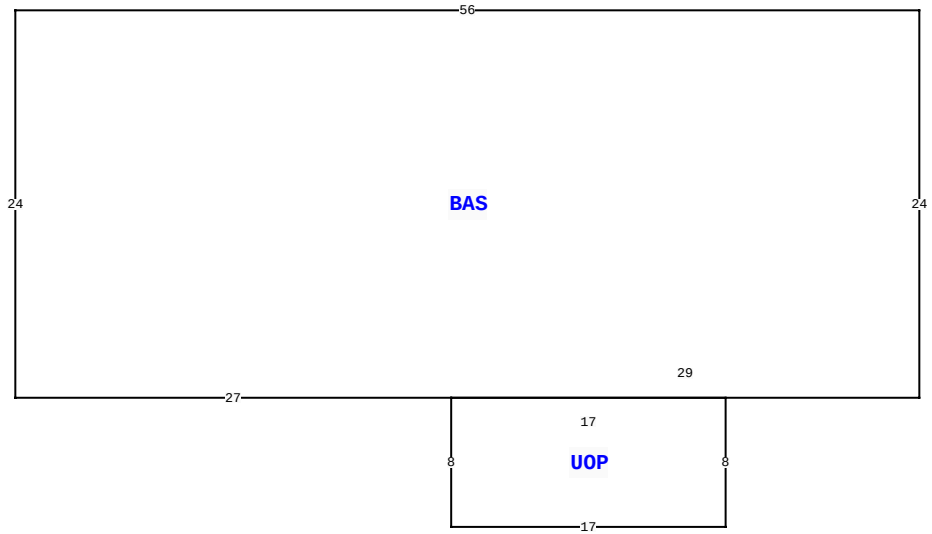
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	36,740
UOP	136	25		34	930
TOTALS	1,480			1,378	37,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,378	113.9000	68.34	94,173	1995	1995	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2004 Heated Area: 1344 HX Base Yr 2004



297 SW GULL DR, 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		37,669
TOTAL MARKET OB/XF VALUE		11,050
TOTAL LAND VALUE - MARKET		14,700
TOTAL MARKET VALUE		63,419
SOH/AGL Deduction		25,796
ASSESSED VALUE		37,623
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,623
TOTAL JUST VALUE		63,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042547	Roof Replacement	7,400	08/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0960/0032	8/08/2002	WD	Q	I		48,500
GRANTOR: FRENZEL						
GRANTEE: OESTREICH JR						
0784/2185	1/10/1994	WD	Q	I		18,900
GRANTOR: VINA FRAZIER						
GRANTEE: DIETER FRENZEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E27 UOP= S8 E17N8 W17$ E29 N24$.

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	0294	SHED WOOD/	0	100	14	16	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	75	1993	1993	3	75	1,350	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 11,050

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	0200	C	MBL HM	100			0.00	0.00	1.05	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,700							

REVIEW DATE 05/02/2022 BY JS Total Acres: 1.05 Total Land Value: 14,700 Market: 0 Agricultural: 0 Common: 14,700 PRINTED 11/20/2025 BY SYS