LOT 16 OAK FOREST LANDING S/D.
828-1902, WD 1048-2549, CT 1220-

O'NEAL WANDA GAIL
139 NE OAK FOREST GLN
LAKE CITY, FL 32055

2026

20-3S-17-05182-116

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	08	DECORATIVE 100
Interior Floo	08	SHT VINYL 100
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
Quality	03	03

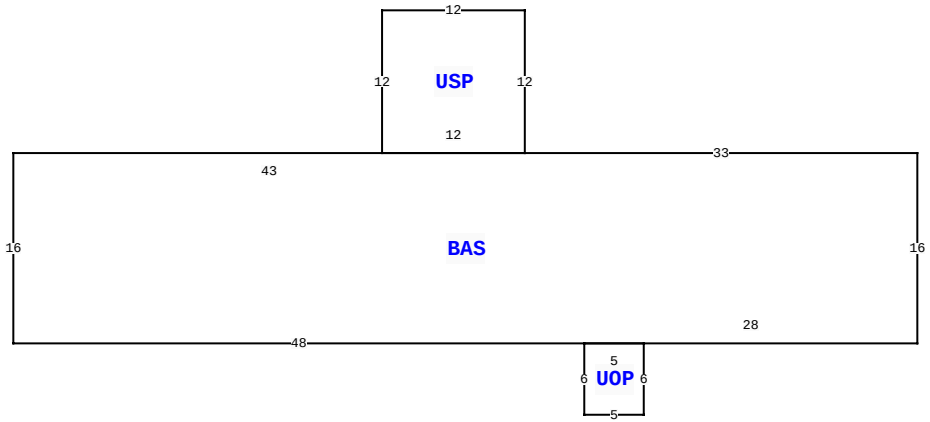
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 20317.100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	30,731
UOP	30	25		8	202
USP	144	35		50	1,264
TOTALS	1,390			1,274	32,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,274	105.3000	63.18	80,491	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2014 Heated Area: 1216 HX Base Yr 2014



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

139 NE OAKFOREST GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		32,196
TOTAL MARKET OB/XF VALUE		8,640
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		59,336
SOH/AGL Deduction		23,381
ASSESSED VALUE		35,955
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		5,955
TOTAL JUST VALUE		59,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30957	M H	464	04/18/2013
15631	M H	125	06/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1231/0947	3/01/2012	WD	U	V	40	17,900
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: WILLIAM J & WANDA G						
1220/2645	8/24/2011	CT	U	V	18	100
GRANTOR: CLERK OF COURT (CLARA						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 USP= N12 W12 S12 E12$ W43 S16 E48 UOP= S6 E5 N6 W5$ E28 N16$.

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	0296	SHED METAL	0	100	0	0	80.00	UT	9.00	9.00	100	2013	2013	3	100	720	
2	0296	SHED METAL	0	100	0	0	80.00	UT	9.00	9.00	100	2013	2013	3	100	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,640

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/25/2015 BY DF Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/07/2025 BY SYS