LOT 1 BLOCK B LAKEWOOD ESTATES U II REPLAT.

BURROWS MERLE/BURROWS TERRY
141 NW OMAHA WAY
LAKE CITY, FL 32055

2026

23-3S-16-02272-161

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

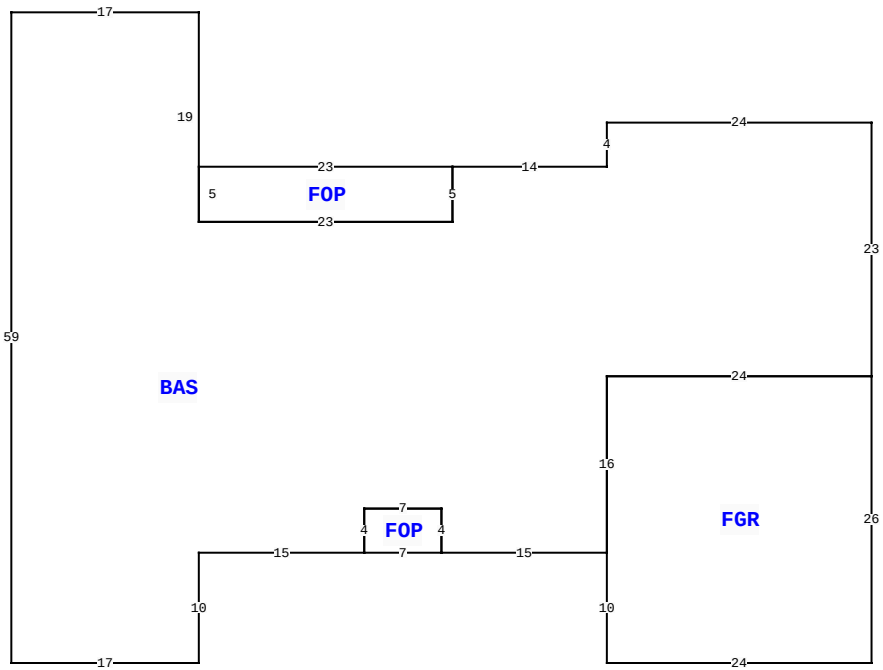
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,707	100		2,707	307,970
FGR	624	55		343	39,022
FOP	28	30		8	910
FOP	115	30		34	3,868
TOTALS	3,474			3,092	351,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,092	126.9730	142.21	439,713	1994	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2018 Heated Area: 2707 HX Base Yr 2018



141 NW OMAHA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		351,770
TOTAL MARKET OB/XF VALUE		5,916
TOTAL LAND VALUE - MARKET		40,250
TOTAL MARKET VALUE		397,936
SOH/AGL Deduction		128,128
ASSESSED VALUE		269,808
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		219,086
TOTAL JUST VALUE		397,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,334

SALE:1:1: LOTS 1 & 5 BLK B LAKEWOOD ESTATES UNIT I

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32188	MAINT/ALTR	400	08/06/2014
8065	SFR	72,000	02/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1347/0109	11/01/2017	WD	Q	I	01	270,000
GRANTOR: GERALD E CARTER JR &						
GRANTEE: MERLE BURROWS & TER						
1307/0534	1/05/2016	WD	Q	I	01	245,000
GRANTOR: BLAKE N LUNDE II & DE						
GRANTEE: GERALD E CARTER JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S4 W14 FOP= W23 S5 E23 N5$ S5 W23 N19 W17 S59 E17N10 E15 FOP= E7 N4 W7 S4 $ N4 E7 S4 E15 FGR= S10 E24 N26 W24 S16$ N16 E24 N23$.

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	0260	PAVEMENT-A	0	100	0	0	1,920.00	UT	1.50	1.50	70	2017	2017	3	70	2,016	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,916

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.15	35,000.00	40,250.00	40,250							

REVIEW DATE 05/16/2023 BY KS Total Acres: 2.00 Total Land Value: 40,250 Market: 0 Agricultural: 0 Common: 40,250 PRINTED 11/17/2025 BY SYS