COMM SE COR OF NW1/4, RUN N 967.
CONT N 706.52 FT, RUN S 79 DEG W
E R/W LINE OF A CO RD, RUN S 11

OSBORNE MARGARET ELIZABETH H
P O BOX 1385
LAKE CITY, FL 32056-1385

2026

23-4S-17-08712-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

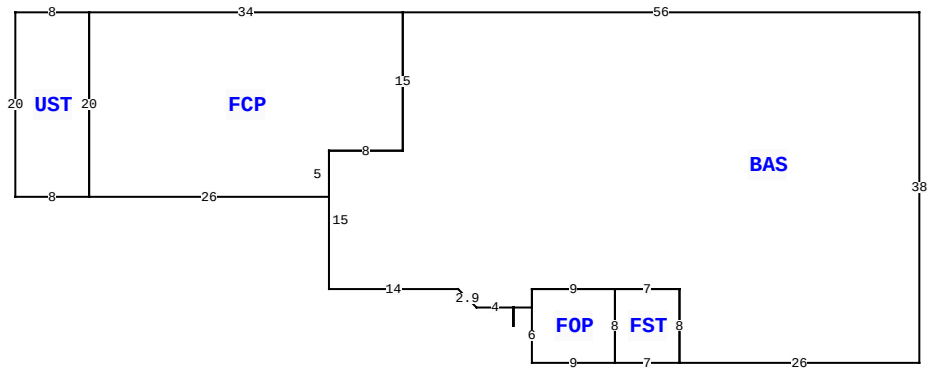
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 02
NEIGHBORHOOD/LOC	23417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,022	100		2,022	181,379
FCP	640	25		160	14,353
FOP	72	30		22	1,974
FST	56	55		31	2,781
UST	160	45		72	6,458
TOTALS	2,950			2,307	206,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,307	112.3260	125.81	290,244	1997	1997	0	0	0	28.70	71.30

1 SINGLE FAM 100% - 1998 Heated Area: 2022 HX Base Yr 1998



321 SE HALDEN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,944
TOTAL MARKET OB/XF VALUE		2,904
TOTAL LAND VALUE - MARKET		50,300
TOTAL MARKET VALUE		260,148
SOH/AGL Deduction		94,957
ASSESSED VALUE		165,191
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,469
TOTAL JUST VALUE		260,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,108

SALE:1:1: 5.03 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0837/0986	2/05/1997	WD	Q	V	03	100

GRANTOR: WILLIAM J & JO ANN HA

GRANTEE: MARGARET ELIZABETH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 FCP= W34 UST= W8 S20 E8 N20$ S20 E26 N5 E8 N15$S15 W8 S15 E14 D2 R2 E4 /S2 N2/ E2 FOP= S6 E9 N8 W9 S2$ N2 E9 FST= S8 E7 N8 W7$ E7 S8E26 N38$.

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	0166	CONC,PAVMT	0	100	0	0	1,936.00	UT	1.50	1.50	100	1997	1997	3	100	2,904	

LAND DESCRIPTION

TOTAL OB/XF 2,904

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		A-1	0.00	0.00	5.03	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,300							

REVIEW DATE 05/31/2017 BY BC Total Acres: 5.03 Total Land Value: 50,300 Market: 0 Agricultural: 0 Common: 50,300 PRINTED 11/07/2025 BY SYS