LOTS 12 & 13 SPRING HOLLOW S/D.
499-346, 765-364, WD 1129-2772,

TOWNE SCOTT ANTHONY/TOWNE LINDA
184 NW WHITE OAK GLN
LAKE CITY, FL 32055

2026

24-3S-16-02273-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

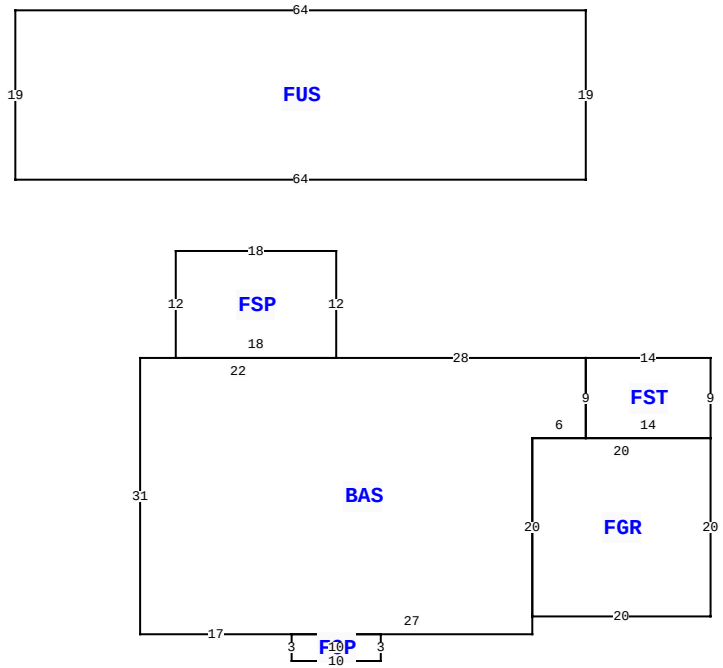
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	24316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100		1,418	126,504
FGR	400	55		220	19,627
FOP	30	30		9	803
FSP	216	40		86	7,673
FST	126	55		69	6,156
FUS	1,216	100		1,216	108,482
TOTALS	3,406			3,018	269,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,018	122.5429	137.25	414,220	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2634 HX Base Yr 2022



184 NW WHITE OAK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		269,243
TOTAL MARKET OB/XF VALUE		18,500
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		335,743
SOH/AGL Deduction		68,300
ASSESSED VALUE		267,443
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		211,721
TOTAL JUST VALUE		335,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041648	Storage Building	13,509	03/31/2021
41192	ELECTRICAL		01/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/727	12/28/2020	WD	Q	I	01	250,000
GRANTOR: HONEYCUTT KATHY B						
GRANTEE: TOWNE SCOTT ANTHONY						
1129/2772	7/24/2007	WD	Q	I	01	0
GRANTOR: LARRY HONEYCUTT						
GRANTEE: KATHY B HONEYCUTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 W22 S31 E17 E27 N2 N20 E6 N9 $
FUS=[ORIG=0,-20] N19 W64 S19 E64 $
FGR=[ORIG=-6,29] E20 N20 W20 S20 $
FSP=[ORIG=-28,0] N12 W18 S12 E18 $
FST=[ORIG=0,9] E14 N9 W14 S9 $
FOP=[ORIG=-33,31] S3 E10 N3 W10 $
.

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	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
5	0031	BARN,MT AE	0	100	0	0	960.00	UT	15.00	15.00	100	2023	2022		100	14,400	

LAND DESCRIPTION

TOTAL OB/XF 18,500

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-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000							

REVIEW DATE 05/18/2023 BY JB Total Acres: 0.97 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2025 BY SYS