LOT 58 SPRING HOLLOW S/D & THE E
OF WHITE OAK DRIVE.

BRUBAKER ALVIN D
103 NW WHITE OAK GLN
LAKE CITY, FL 32055

2026

24-3S-16-02273-051

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

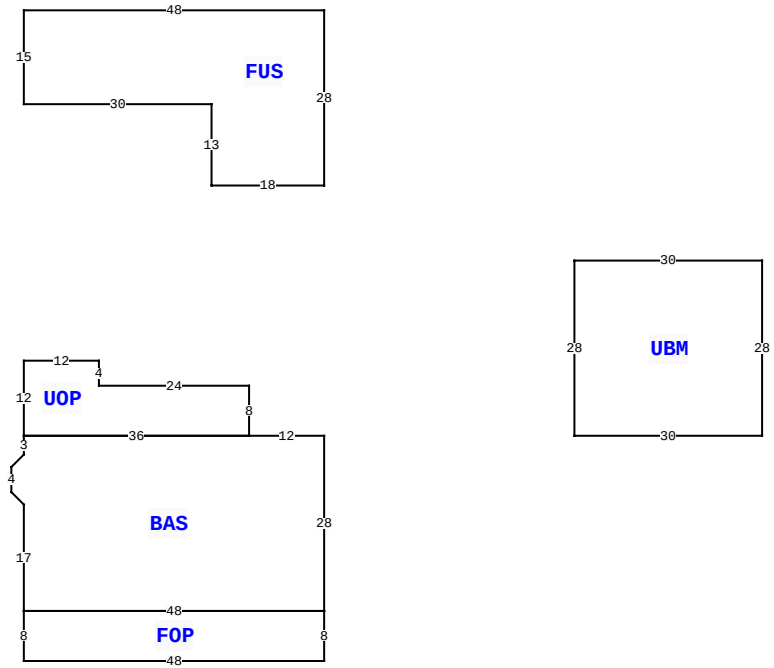
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur		N/A 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	02	MIN PLYWD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,356	100		1,356	101,670
FOP	384	30		115	8,622
FUS	954	100		954	71,529
UBM	840	20		168	12,596
UOP	336	20		67	5,023
TOTALS	3,870			2,660	199,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,660	102.9888	115.35	306,831	2000	2000	0	0	10	25.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2310 HX Base Yr



103 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	199,440
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	241,640
SOH/AGL Deduction	0
ASSESSED VALUE	241,640
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,640
TOTAL JUST VALUE	241,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050175	Electrical Servic	0	06/21/2024
000044814	Roof Replacement	19,880	06/27/2022
15427	SFR	465	04/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/1430	10/30/2023	WD	U	I	12	235,500
GRANTOR: US BANK TRUST NA AS T						
GRANTEE: BRUBAKER ALVIN D						
1464/522	4/13/2022	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: U.S. BANK TRUST NA						

BUILDING NOTES

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	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 W36 S3 D2L2 S4 D2R2 S17 E48 N28 $
FUS=[ORIG=0,-40] N28 W48 S15 E30 S13 E18 $
UBM=[ORIG=40,0] E30 N28 W30 S28 $
FOP=[ORIG=-48,28] S8 E48 N8 W48 $
UOP=[ORIG=-12,0] N8 W24 N4 W12 S12 E36 $
PTR=[ORIG=0,0] N40 S40 $
PTR=[ORIG=0,0] E40 W40 $
.

LAND DESCRIPTION

TOTAL OB/XF 200

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.75	24,000.00	42,000.00	42,000							

REVIEW DATE 07/25/2024 BY tommy Total Acres: 0.99 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/18/2025 BY SYS