THE N1/3 OF NE1/4 OF NW1/4.
AKA N 440 FT OF NE1/4 OF NW1/4.

STAFFORD JAMES EARL
P O BOX 216
LAKE CITY, FL 32056

2026

28-1S-17-04576-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

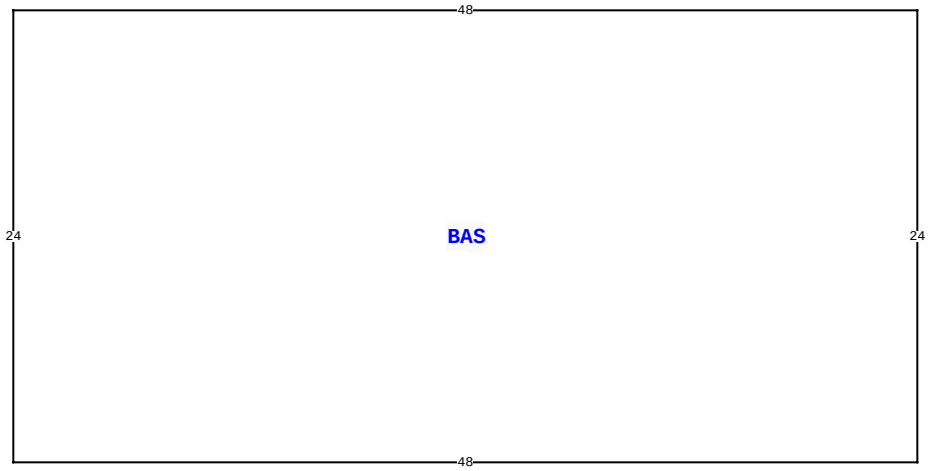
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28117.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	27,026
TOTALS	1,152			1,152	27,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	97.7550	58.65	67,565	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



294 NE OMAR TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,026
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	66,150
TOTAL MARKET VALUE	45,213
SOH/AGL Deduction	7,093
ASSESSED VALUE	38,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,120
TOTAL JUST VALUE	101,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18389	PUMP/UTPOL	30	06/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.33	AC		1.00	1.00	1.00	445.00	445.00	5,487							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.33	AC		1.00	1.00	1.00	5,000.00	5,000.00	61,650							
3	0200	C	MBL HM	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	4,500.00	4,500.00	4,500							

REVIEW DATE 07/20/2015 BY DF Total Acres: 12.33 Total Land Value: 9,987 Market: 61,650 Agricultural: 5,487 Common: 4,500 PRINTED 10/27/2025 BY SYS