BEG SW COR OF NW1/4 OF NE1/4, RU
328.52 FT, SE 71 DEG 99 FT, S 14
78 DEG 145.08 FT, SW 13 DEG 269.

EWANUS MICHAEL W
101 NE OMAR TER
LAKE CITY, FL 32055

2025

28-1S-17-04583-004

BUILDING CHARACTERISTICS

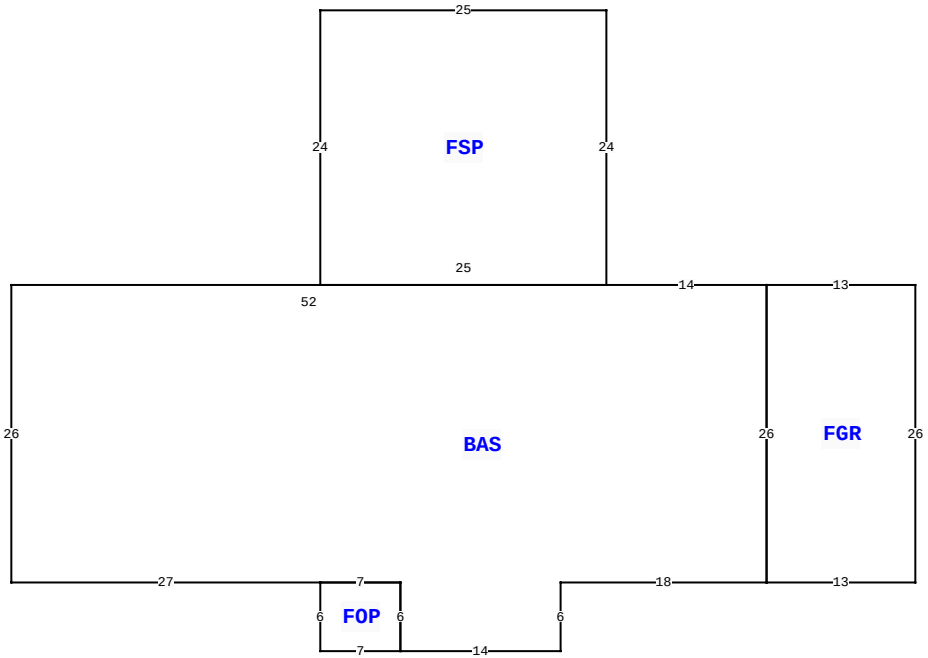
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,800	100		1,800	119,071
FGR	338	55		186	12,304
FOP	42	30		13	860
FSP	600	40		240	15,876
TOTALS	2,780			2,239	148,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,239	90.8696	101.77	227,863	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1800 HX Base Yr 2019



101 NE OMAR TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		148,111
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		23,925
TOTAL MARKET VALUE		172,336
SOH/AGL Deduction		62,081
ASSESSED VALUE		110,255
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,533
TOTAL JUST VALUE		172,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1285/2469	11/26/2014	WD	U	I	12	45,000
GRANTOR: CP-SRMOF II 2012-A TR						
GRANTEE: MICHAEL W & HALLIE						
1276/0922	6/23/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (THOMA						
GRANTEE: CP SRMOF II						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W13 BAS= W14 FSP= N24 W 25 S24 E25$ W52 S26 E27 FOP= S6 E7 N6 W7$ E7 S6 E14 N6 E18 N26$ S26 E13 N26$.

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	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 300

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	3.19	AC		1.00	1.00	1.00	7,500.00	7,500.00	23,925							

REVIEW DATE 07/20/2015 BY DF Total Acres: 3.19 Total Land Value: 23,925 Market: 0 Agricultural: 0 Common: 23,925 PRINTED 07/25/2025 BY SYS