LOT 5 BLOCK 2 OAK RIDGE S/D UNR:
SW1/4 OF SW1/4, RUN N 214.47 FT,
POB, CONT W 87.75 FT, N 138.30 F

HUBER JULIE M
1260 NW DAKOTA GLN
LAKE CITY, FL 32055

**2026**

**30-3S-17-05867-014**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

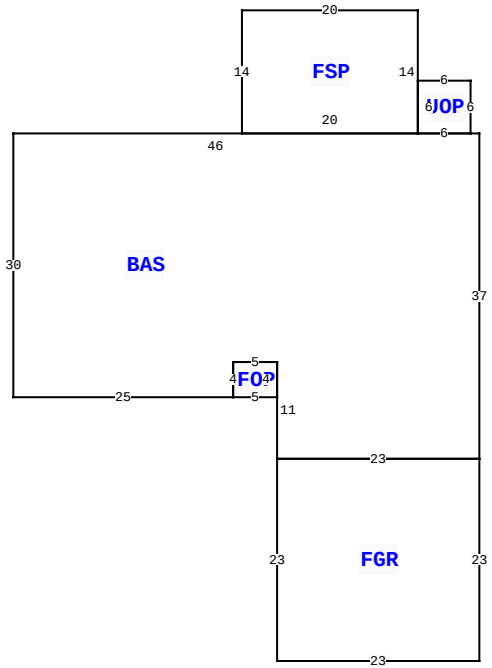
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 90 |
| Interior Floo | 15 | HARDTILE 10 |
| 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 | 04 | 04 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | | 30317.010 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,731 | 100 | | 1,731 | 170,865 |
| FGR | 529 | 55 | | 291 | 28,724 |
| FOP | 20 | 30 | | 6 | 592 |
| FSP | 280 | 40 | | 112 | 11,055 |
| UOP | 36 | 20 | | 7 | 691 |
| TOTALS | 2,596 | | | 2,147 | 211,928 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,147 | 116.7298 | 130.74 | 280,699 | 1981 | 2005 | 0 | 0 | 0 | 24.50 | 75.50 |

1 SINGLE FAM 100% - 2025 Heated Area: 1731 HX Base Yr 2025




1260 NW DAKOTA GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 211,928 |
| TOTAL MARKET OB/XF VALUE | | 1,500 |
| TOTAL LAND VALUE - MARKET | | 12,343 |
| TOTAL MARKET VALUE | | 225,771 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 225,771 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 175,049 |
| TOTAL JUST VALUE | | 225,771 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 229,195 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1498/215 | 8/30/2023 | WD | Q | I | 01 | 258,000 |
| GRANTOR: HOLDEN CLAY | | | | | | |
| GRANTEE: HUBER JULIE M | | | | | | |
| 1446/2293 | 9/09/2021 | WD | Q | I | 01 | 234,900 |
| GRANTOR: IRWIN JOANN FKA JO AN | | | | | | |
| GRANTEE: HOLDEN CLAY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W1 UOP= N6 W6 S6 E6 $ W6 FSP= N14 W20 S14 E20$ W46 S30 E25 FOP= E5N4 W5 S4 $ N4 E5 S11 FGR= S23 E23 N23 W23$ E23 N37$.

## 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 | 300 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2011 | 2011 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,500

| 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 | | 00 | 0.00 | 0.00 | 11,811.89 | SF | | 1.00 | 1.00 | 1.10 | 0.95 | 1.05 | 12,343 | | | | | | | |

REVIEW DATE 10/11/2023 BY TP Total Acres: 0.27 Total Land Value: 12,343 Market: 0 Agricultural: 0 Common: 12,343 PRINTED 10/02/2025 BY SYS