NW DIV:LOT 5 BLOCK A NORTHSIDE
ESTATES S/D.

KEY DEBORAH
834 NW OAKLAWN TERR
LAKE CITY, FL 32025

2026

30-3S-17-11702-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

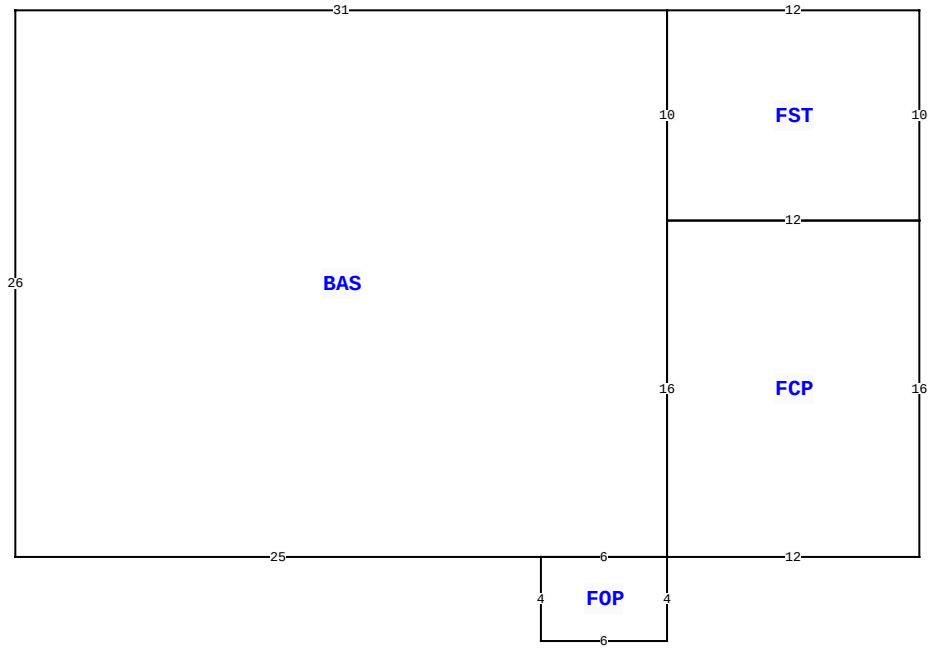
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	30317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	806	100		806	55,146
FCP	192	25		48	3,284
FOP	24	30		7	479
FST	120	55		66	4,516
TOTALS	1,142			927	63,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	927	111.0720	124.40	115,319	1977	1977	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2010 Heated Area: 806 HX Base Yr 2010



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

834 NW OAKLAWN TER, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		63,425
TOTAL MARKET OB/XF VALUE		150
TOTAL LAND VALUE - MARKET		3,525
TOTAL MARKET VALUE		67,100
SOH/AGL Deduction		22,079
ASSESSED VALUE		45,021
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,021
TOTAL JUST VALUE		67,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/1438	12/29/2009	QC	U	I	11	100
GRANTOR: TED KANNADY						
GRANTEE: DEBORAH KEY						
0986/0104	5/16/2003	WD	Q	I		37,000
GRANTOR: FREDERICK A JOHNSON						
GRANTEE: TED KANNADY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S26 E25 FOP= S4 E6 N4 W6$ E6 FCP= E12 N16 W12 S16$ N16FST= E12 N10 W12 S10$N10$.

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	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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			0.00	0.00	7,050.00	SF		1.00	1.00	1.00	0.50	0.50	3,525							

REVIEW DATE 11/05/2015 BY DF Total Acres: 0.16 Total Land Value: 3,525 Market: 0 Agricultural: 0 Common: 3,525 PRINTED 11/18/2025 BY SYS