NW1/4 OF NE1/4 & S1/2 OF NE1/4 &
E OF US-441 EX 1 AC DESC IN 1263
AC DESC IN WD 1359-1000 & EX 7.0

OOSTERHOUDT F. SAMUEL III AND GERRI M JOINT LIVING
409 NE PEACEFUL DR.
LAKE CITY, FL 32055

2025

32-2S-17-04821-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	430,192
TOTAL MARKET VALUE	46,269
SOH/AGL Deduction	0
ASSESSED VALUE	46,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,269
TOTAL JUST VALUE	430,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	09/26/2023 SPF

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1539/797	4/28/2025	WD	U	I	11	0
GRANTOR: OOSTERHOUDT F S III						
GRANTEE: OOSTERHOUDT F. SAMU						
1263/1038	10/16/2013	WD	U	V	30	100
GRANTOR: J C MARSH & SONS						
GRANTEE: F S OOSTERHOUDT 111						

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

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	98.10	AC		1.00	1.00	1.00	449.00	449.00	44,047							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	55.54	AC		1.00	1.00	1.00	40.00	40.00	2,222							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	153.64	AC		1.00	1.00	1.00	2,800.00	2,800.00	430,192							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 153.64 Total Land Value: 46,269 Market: 430,192 Agricultural: 46,269 Common: 0 PRINTED 05/22/2025 BY SYS