LOT 25 HILLS AT ROSE CREEK S/D
PHASE 1.

OAKES DALE A/OAKES JANET S
406 SW OAK WAY
LAKE CITY, FL 32025

2026

32-4S-17-09116-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

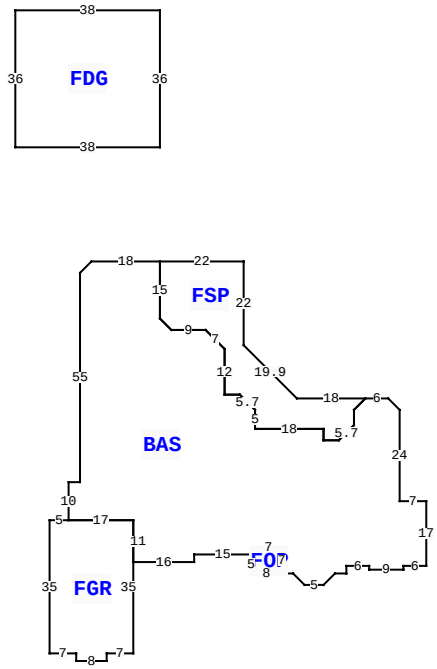
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,462	100		4,462	480,040
FDG	1,368	60		821	88,326
FGR	786	55		432	46,476
FOP	54	30		16	1,722
FSP	821	40		328	35,287
TOTALS	7,491			6,059	651,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,059	120.0705	134.48	814,814	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 4462 HX Base Yr 2006



406 SW OAK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		651,851
TOTAL MARKET OB/XF VALUE		40,735
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		747,586
SOH/AGL Deduction		237,957
ASSESSED VALUE		509,629
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		458,907
TOTAL JUST VALUE		747,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		757,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22991	POOL	190	04/06/2005
22469	SFR	1,257	11/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1013/0433	4/21/2004	WD	Q	V		62,900

GRANTOR: A BAR S LAND & CATTLE

GRANTEE: OAKES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 D3 L3 S55 W3 S10 FGR= W5 S35 E7 S2 E8 N2 E7 N35 W17$ E17 S11 E16 N2 E15 FOP= S5 E8 N7 W7 S2 W1$ E1 N2 E7 S7 E3 R3 D3 E5 U3 R3 E3 N2 E6 S1 E9 N1 E6 N17 W7 N24 L3 U3 W6 FSP= W18 U14 L14 N22 W22 S15 D3 R3 E9 D5 R5 S12 E4 D4 R4 S5 E18 S3 E4 R4 U4 N4 R3 U3 $ D3 L3 S4 D4 L4 W4 N3 W18 N5 L4 U4 W4 N12 L5 U5 W9 L3 U3 N15$ PTR= N30 FDG= N36 W38 S36 E38$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0280	POOL R/CON	0	100	14	33	462.00	UT	70.00	70.00	100	2005	2005	3	47	15,200	
3	0282	POOL ENCL	0	100	35	42	1,470.00	UT	15.00	15.00	30	2005	2005	3	30	6,615	
4	0166	CONC,PAVMT	0	100	0	0	8,460.00	UT	2.00	2.00	100	2005	2005	3	100	16,920	

LAND DESCRIPTION

TOTAL OB/XF 40,735

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/24/2013 BY CM Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/31/2025 BY SYS