



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,481	100		3,481	459,258
FGR	870	55		478	63,064
FOP	219	30		66	8,707
FOP	432	30		130	17,151
UAT	1,161	10		116	15,304

TOTALS	6,163			4,271	563,485
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0030	BARN, MT	0	100	0	0		1.00 UT 0.00	
2	0166	CONC, PAVMT	0	100	0	0		4,000.00 UT 3.00	
3	0280	POOL R/CON	0	100	15	41		615.00 UT 70.00	
4	0166	CONC, PAVMT	0	100	0	0		1,221.00 UT 3.00	
5	0282	POOL ENCL	0	100	34	54		1,836.00 UT 15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

REVIEW DATE	12/14/2023	BY	HC
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,271	122.7050	137.43	586,964	2021	2021	0	0	4.00	96.00
1 SINGLE FAM 100% - 2022 Heated Area: 3481 HX Base Yr 2022											

396 SW OAK WAY, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0030	BARN, MT	0	100	0	0			0.00	100	2019	2019	3	100	37,000	
2	0166	CONC, PAVMT	0	100	0	0			3.00	100	2022	2021		100	12,000	
3	0280	POOL R/CON	0	100	15	41			70.00	100	2024	2023		97	41,759	
4	0166	CONC, PAVMT	0	100	0	0			3.00	100	2024	2023		100	3,663	
5	0282	POOL ENCL	0	100	34	54			15.00	100	2024	2023		85	23,409	

TOTAL OB/XF										117,831						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 5.01	Total Land Value: 55,000	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				563,485	
TOTAL MARKET OB/XF VALUE				117,831	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				736,316	
SOH/AGL Deduction				51,980	
ASSESSED VALUE				684,336	
TOTAL EXEMPTION VALUE		HX HB 13		684,336	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				736,316	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				743,993	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047155	Swimming Pool and	90,000	11/20/2023
000048611	Screen Enclosure	20,000	11/08/2023
000042960	Solar Power Syste	53,000	10/14/2021
38056	STORAGE	405	05/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1367/2638	8/31/2018	WD	Q	V	01	53,000
GRANTOR: BRIAN F & KARENA J CR						
GRANTEE: JASON W & KRISTI M						
1017/1867	6/03/2004	WD	Q	V		61,900
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: BRIAN F & KARENA J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=-30,-20] S46 E17 N5 N6 E11 N3 E7 S3 E15 N12 E29 N46 W48 S5 E8 S13 D5L5 S5 W18 U4L4 N1 U3L3 W6 D3L3 \$									
FGR=[ORIG=20,3] S12 S6 S12 E29 N30 W29 \$									
FOP=[ORIG=-30,-20] U3R3 E6 D3R3 S1 D4R4 E18 N5 U5R5 N13 W8 S7 D4L4 W27 S4 S3 \$									
FOP=[ORIG=-13,15] S6 E33 N6 W15 N3 W7 S3 W11 \$									
UAT=[ORIG=60,-11] S15 E11 S17 E9 N17 E2 N3 E8 S3 E5 N5 E10 S5 W3 S29 E13 N29 W7 N10 W3 N5 W45 \$									

OTHER ADJUSTMENTS AND NOTES									

Common: 55,000	PRINTED 11/03/2025 BY SYS
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