LOT 8 HODGES ADDITION.

PB 1089-119, DC 1090-2514,

O'NEAL ROOFING COMPANY
P O BOX 2166
LAKE CITY, FL 32056

2026

33-3S-17-06740-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

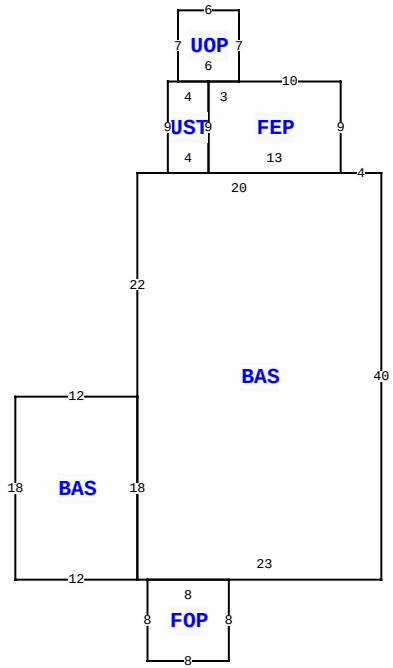
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.130	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	8,048
BAS	960	100		960	35,770
FEP	117	80		94	3,502
FOP	64	30		19	708
UOP	42	20		8	298
UST	36	45		16	596
TOTALS	1,435			1,313	48,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,313	82.8000	62.10	81,537	1900	1900	0	0	0	40.00	60.00

1 SFR RENTAL 0% - 0 Heated Area: 1176 HX Base Yr



443 SE MARGARET DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	48,922
TOTAL MARKET OB/XF VALUE	3,250
TOTAL LAND VALUE - MARKET	9,150
TOTAL MARKET VALUE	61,322
SOH/AGL Deduction	0
ASSESSED VALUE	61,322
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,322
TOTAL JUST VALUE	61,322
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,322

LAND:1:1: 39,900 SF;ADJ3,LOT(PARCEL)SIZE(STD=20,00

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41094	REMODEL		12/31/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1090/2525	7/26/2006	WD	Q	I	05	5,000
GRANTOR: BRENDA BROWN NELSON						
GRANTEE: O'NEAL ROOFING COMP						
1090/2523	7/26/2006	WD	Q	I	05	5,000
GRANTOR: CARLENE ANNETTE BROWN						
GRANTEE: O'NEAL ROOFING COMP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FEP= N9 W10 UOP= N7 W6 S7 E6$ W3 UST= W4 S9 E4 N9$ S9 E13$ W20 S22 BAS= W12 S18 E12 N18$ S18 E1 FOP= S8 E8 N8 W8$ E23 N40$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	0	12	25	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0070	CARPORT UF	0	0	13	23	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	0	12	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
6	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
7	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	900	
8	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 3,250

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	0		RSF/MH	110.00	190.00	0.92	AC		1.00	1.00	1.00	10,000.00	10,000.00	9,150							

REVIEW DATE 02/22/2021 BY BC Total Acres: 0.92 Total Land Value: 9,150 Market: 0 Agricultural: 0 Common: 9,150 PRINTED 11/19/2025 BY SYS