S 90 FT LOT 4 BLOCK 1 ODOM'S
SPRING BROOK ADDITION S/D.

O'NEAL PROPERTIES LLC
P O BOX 2166
LAKE CITY, FL 32056

**2026**

**33-3S-17-06835-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

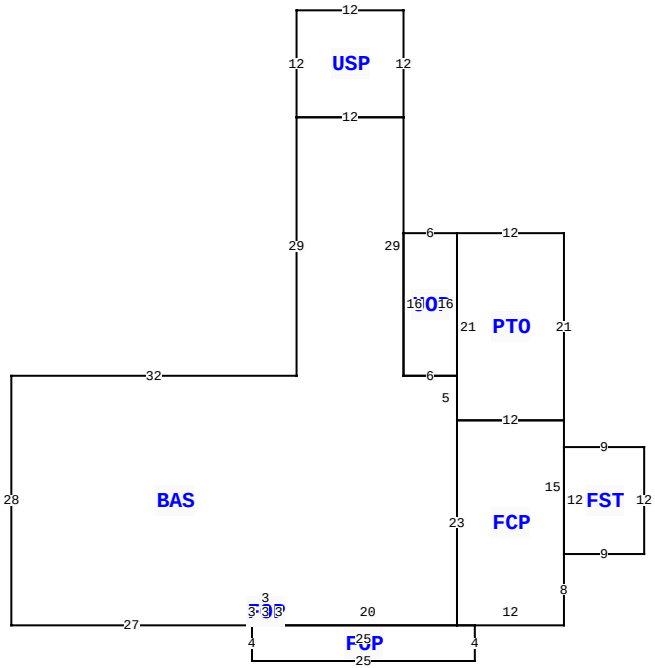
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 33317.160 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,739 | 100 | | 1,739 | 72,277 |
| FCP | 276 | 25 | | 69 | 2,868 |
| FOP | 9 | 30 | | 3 | 125 |
| FOP | 100 | 30 | | 30 | 1,247 |
| FST | 108 | 55 | | 59 | 2,452 |
| PTO | 252 | 5 | | 13 | 541 |
| UOP | 96 | 20 | | 19 | 790 |
| USP | 144 | 35 | | 50 | 2,078 |
| TOTALS | 2,724 | | | 1,982 | 82,376 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0600 | 01 | 1,982 | 92.3634 | 69.27 | 137,293 | 1960 | 1960 | 0 | 0 | 0 | 40.00 | 60.00 |

1 SFR RENTAL 0% - 0 Heated Area: 1739 HX Base Yr




273 SE CRAIG AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 82,376 |
| TOTAL MARKET OB/XF VALUE | 350 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 101,226 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 101,226 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 101,226 |
| TOTAL JUST VALUE | 101,226 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 101,226 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1351/1514 | 1/11/2018 | WD | U | I | 30 | 100 |
| GRANTOR: JOHN W & DANETTE O'NE | | | | | | |
| GRANTEE: O'NEAL PROERTIES LL | | | | | | |
| 1289/1974 | 2/11/2015 | WD | U | I | 12 | 40,000 |
| GRANTOR: BANK OF NEW YORK AS T | | | | | | |
| GRANTEE: JOHN W & DANETTE O' | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 S29 W32 S28 E27 FOP= S4E25 N4 W25$ FOP= E3 N3 W3 S 3$ N3 E3 S3 E20 FCP= E12 N8 FST= E9 N12 W9 S12$ N15 W12 S23$ N23 PTO= E12 N21 W12 S21$ N5 UOP= N16 W6 S16 E6$ W6 N29$ USP= N12 W12 S12E12$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 50 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1998 | 1998 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 350

| 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 | 90.00 | 132.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 12/19/2016 BY DF Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS