BEG NW COR OF SW1/4 OF SE1/4,
RUN E 665.95 FT, S 299.97 FT,
W'LY 68.79 FT ALONG ARC OF

HALEY WILLIAM J
C/O JO ANN HALEY, P O BOX 1385
LAKE CITY, FL 32056

2026

34-4S-16-03276-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

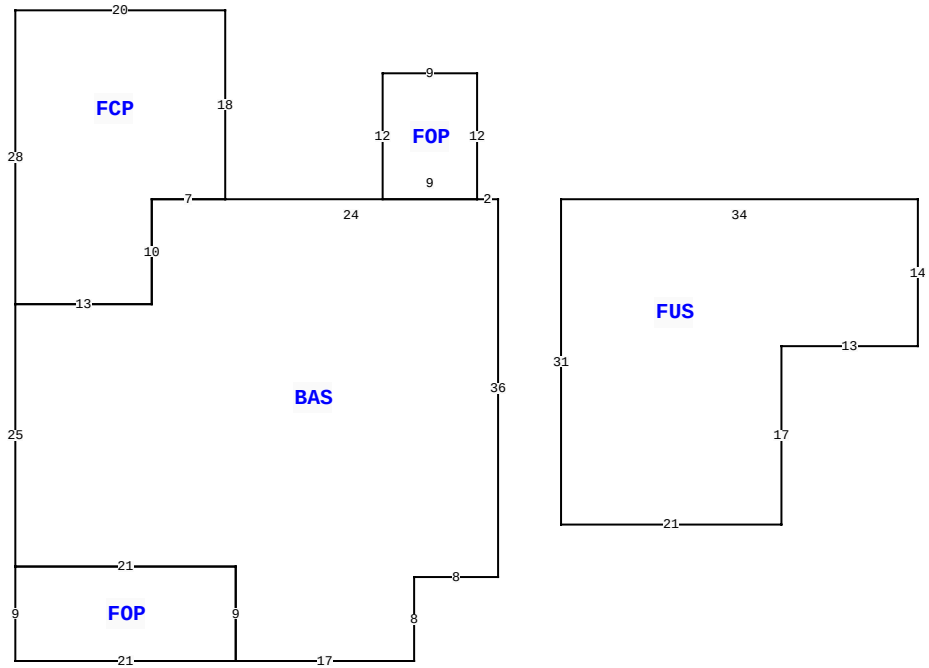
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.5	1.5 100
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 01
NEIGHBORHOOD/LOC	34416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,641	100		1,641	173,144
FCP	490	25		122	12,872
FOP	108	30		32	3,376
FOP	189	30		57	6,014
FUS	833	100		833	87,891
TOTALS	3,261			2,685	283,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,685	134.5829	150.73	404,710	1992	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 0 Heated Area: 2474 HX Base Yr



400 SW OAKWOOD CT, 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	283,297
TOTAL MARKET OB/XF VALUE	11,540
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	349,837
SOH/AGL Deduction	0
ASSESSED VALUE	349,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,837
TOTAL JUST VALUE	349,837
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,884

SALE:1:1: 5 AC @ $3520/AC - MKT=$2600/AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1173/2421	5/04/2009	WD	U	I	12	196,900

GRANTOR: U S BANK NATIONAL ASS
GRANTEE: WILLIAM J HALEY

1163/1202	11/05/2008	CT	Q	I	01	100

GRANTOR: CLERK OF COURT
GRANTEE: US BANK NATIONAL AS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FOP= N12 W9 S12 E9$ W24 FCP= N18 W20 S28 E13 N10 E7$W7 S10 W13 S25 FOP= E21 S9W21 N9$E21 S9 E17 N8 E8 N36$ PTR=E40 FUS= W34 S31 E21 N17 E13 N14$W40$.

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	0021	BARN,FR AE	0	0	0	0	480.00	UT	14.00	14.00	100	0	0	3	100	6,720	
2	0251	LEAN TO W/	0	0	10	24	240.00	UT	3.00	3.00	100	1993	1993	3	100	720	
3	0166	CONC,PAVMT	0	0	18	30	540.00	UT	3.00	3.00	100	1993	1993	3	100	1,620	
4	0252	LEAN-TO W/	0	0	10	24	240.00	UT	2.00	2.00	100	1993	1993	3	100	480	
5	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 11,540

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		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 07/22/2019 BY BC Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS