LOT 5 HUNTERS OAK S/D.
ORB 755-315, 835-715,

FLORIO CARL A/FLORIO SETH A
232 SW OAKWOOD CT
LAKE CITY, FL 32024

2026

34-4S-16-03276-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

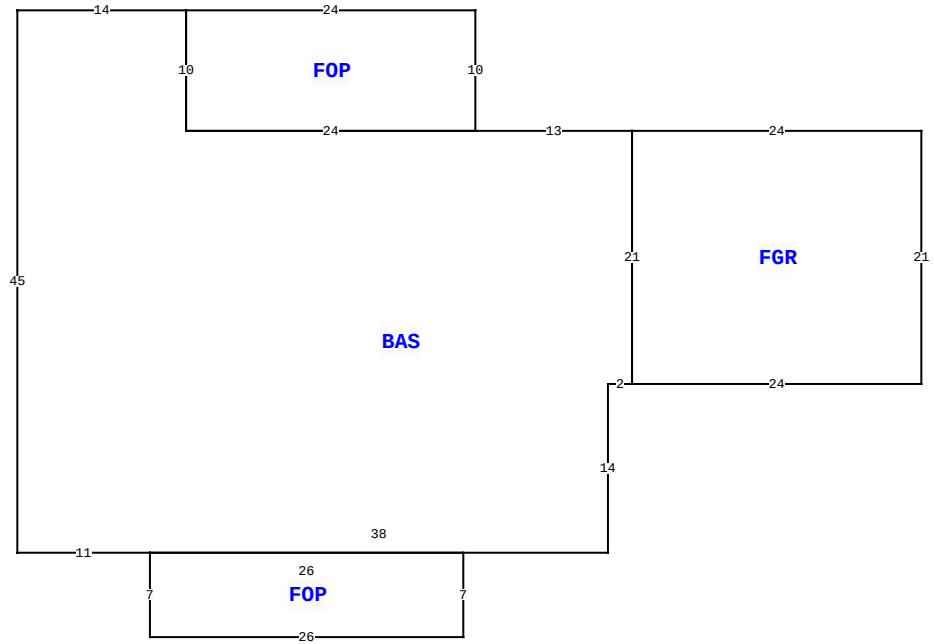
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	34416.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,897	100		1,897	214,011
FGR	504	55		277	31,250
FOP	182	30		55	6,205
FOP	240	30		72	8,123
TOTALS	2,823			2,301	259,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,301	122.8392	137.58	316,572	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2010 Heated Area: 1897 HX Base Yr 2010



232 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		259,589
TOTAL MARKET OB/XF VALUE		7,338
TOTAL LAND VALUE - MARKET		33,660
TOTAL MARKET VALUE		300,587
SOH/AGL Deduction		96,972
ASSESSED VALUE		203,615
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,893
TOTAL JUST VALUE		300,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,753

SALE:2:1: BOUGHT LOT 6 EARLIER

SALE:1:1: BY ASSIGNMENT OF AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25968	SFR	607	06/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1139/2524	12/31/2007	WD	Q	I		245,000
GRANTOR: VENTURE POINTE LLC						
GRANTEE: CARL A FLORIO & SET						
1115/0602	3/22/2007	WD	U	I	08	42,500
GRANTOR: SHAHEEN						
GRANTEE: VENTURE POINTE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N10 W24 S10 E24$ W24 N10 W14 S45 E11 FOP= S7 E26 N7 W26$ E38 N14 E2 FGR= E24 N21 W24 S21$ N21$.

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	100	0	0	2,446.00	UT	3.00	3.00	100	2007	2007	3	100	7,338	

LAND DESCRIPTION

TOTAL OB/XF 7,338

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		00	0.00	0.00	1.87	AC		1.00	1.00	1.00	18,000.00	18,000.00	33,660							

REVIEW DATE 07/27/2019 BY BC Total Acres: 1.87 Total Land Value: 33,660 Market: 0 Agricultural: 0 Common: 33,660 PRINTED 11/18/2025 BY SYS