LOT 7 HUNTERS OAK S/D.
ORB 748-1575, 758-1311,
853-564, 986-1413, DC JEANETTE

SLUDER SALLY G
278 SW OAKWOOD COURT
LAKE CITY, FL 32024

2026

34-4S-16-03276-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

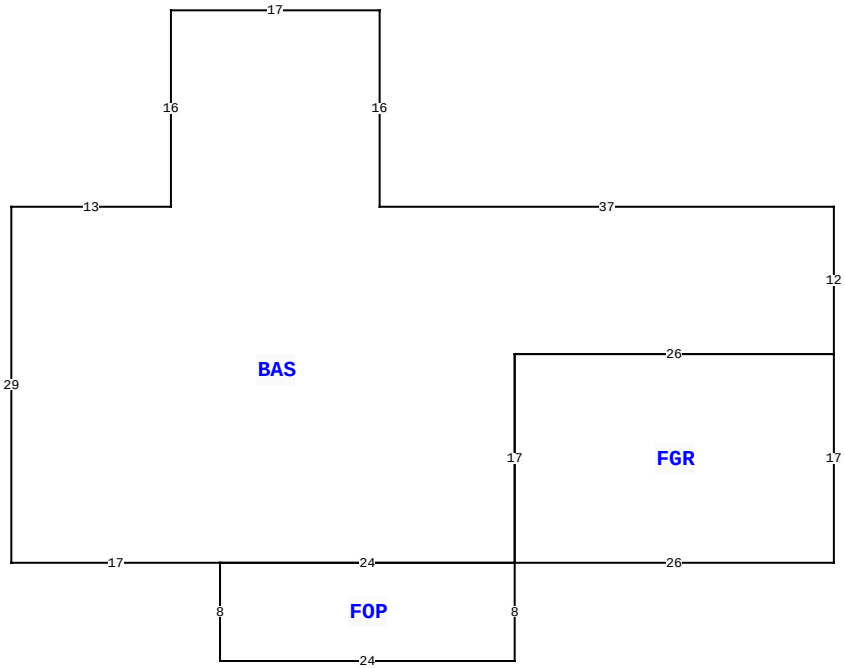
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,773	100		1,773	156,973
FGR	442	55		243	21,514
FOP	192	30		58	5,135
TOTALS	2,407			2,074	183,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,074	119.4620	133.80	277,501	1992	1992	0	0	0	33.83	66.17

1 SINGLE FAM 100% - 2008 Heated Area: 1773 HX Base Yr 2008



278 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		183,622
TOTAL MARKET OB/XF VALUE		1,999
TOTAL LAND VALUE - MARKET		30,825
TOTAL MARKET VALUE		216,446
SOH/AGL Deduction		80,689
ASSESSED VALUE		135,757
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		80,035
TOTAL JUST VALUE		216,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1131/1278	9/18/2007	WD	Q	I	05	74,000
GRANTOR: HELEN SLUDER						
GRANTEE: SALLY SLUDER						
1131/1280	8/31/2007	WD	Q	I	05	85,000
GRANTOR: WILLIAM T MCFARLAND						
GRANTEE: SALLY SLUDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37N16 W17 S16 W13 S29 E17 FOP= S8 E24 N8 W24$ E24 FGR= N17 E26 S17 W26$ N17 E26N12$.

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	8	238	1,904.00	UT	1.40	1.40	75	0	0	3	75	1,999	

LAND DESCRIPTION

TOTAL OB/XF 1,999

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		RSF-	1143.00	626.00	2.06	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,825							

REVIEW DATE 07/22/2019 BY BC Total Acres: 2.06 Total Land Value: 30,825 Market: 0 Agricultural: 0 Common: 30,825 PRINTED 11/18/2025 BY SYS