LOTS 8 & 9 HUNTERS OAK S/D.
ORB 742-2183, WD 1062-19,
WD 1062-20, CT 1239-2681,

KAHLICH RICHARD G/ANDERSON SARAH E
326 SW OAKWOOD CT
LAKE CITY, FL 32024

2026

34-4S-16-03276-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

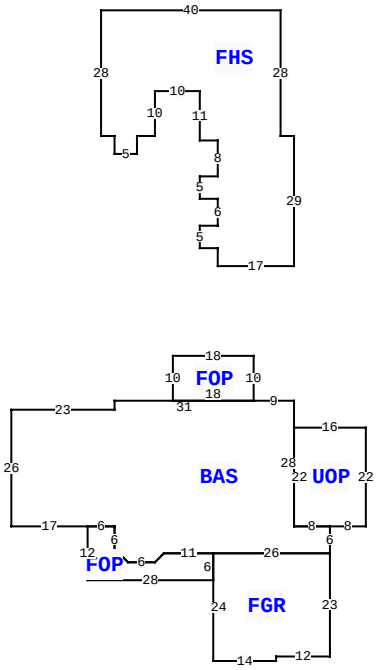
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,022	100		2,022	264,425
FGR	612	55		337	44,071
FHS	1,577	60		946	123,712
FOP	180	30		54	7,062
FOP	188	30		56	7,323
UOP	352	20		70	9,154
TOTALS	4,931			3,485	455,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,485	142.3965	159.48	555,788	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2015 Heated Area: 3599 HX Base Yr 2015



326 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		455,746
TOTAL MARKET OB/XF VALUE		6,736
TOTAL LAND VALUE - MARKET		45,496
TOTAL MARKET VALUE		507,978
SOH/AGL Deduction		201,115
ASSESSED VALUE		306,863
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		256,141
TOTAL JUST VALUE		507,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,536

SALE:1:1: 2 LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24522	SFR	1,062	05/16/2006
14518	M H	125	09/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1270/2221	2/27/2014	CT	U	I	18	215,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: RICHARD G KAHLICH &						
1239/2681	5/30/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT (NEITZ						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FOP= N10 W18 S10 E18$ W31 S2 W23 S26 E17 FOP= S12 E28 N6 W11 L2 D2 W6 U2 L2 W1 N6 W6$ E6 S6 E1 R2 D2 E6 U2 R2 E11 FGR= S24 E14 N1 E12 N23 W26$ E26 N6 UOP= E8 N22 W16 S22 E8$ W8 N28$ PTR= N30 FHS= N29 W3 N28 W40 S28 E3 S4 E5 N4 E4 N10 E10 S11 E4 S8 W4 S5 E4 S6 W4 S5 E4 S4 E17 $ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,368.00	UT	2.00	2.00	100	2007	2007	3	100	4,736	

LAND DESCRIPTION

TOTAL OB/XF 6,736

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-	1286.00	630.00	4.14	AC		1.00	1.00	1.00	11,000.00	11,000.00	45,496							

REVIEW DATE 07/22/2019 BY BC Total Acres: 4.14 Total Land Value: 45,496 Market: 0 Agricultural: 0 Common: 45,496 PRINTED 11/18/2025 BY SYS