

E DIV: BEG SE COR, RUN N 105
 FT, W 70 FT, S 105 FT, E 70
 FT TO POB. (BLOCK 261)

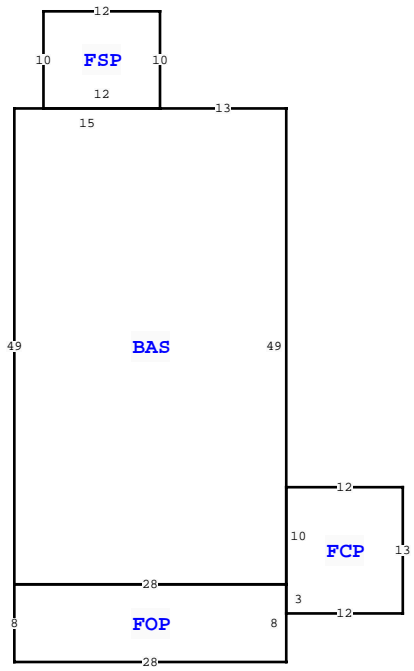
O'CAIN EDWARD F
 331 SE ST JOHNS ST
 LAKE CITY, FL 32025

2026

00-00-00-13248-000

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	05 AVERAGE 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	12 HARDWOOD 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	1 100				
Frame	01 NONE 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 06				
NEIGHBORHOOD/LOC	860317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100		1,372	111,047
FCP	156	25		39	3,156
FOP	224	30		67	5,423
FSP	120	40		48	3,885
TOTALS	1,872			1,526	123,512

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2009		124.52	190,018	1900	1995	0	0	35.00	65.00
				Heated Area: 1372					HX Base Yr 2009			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	123,512	
TOTAL MARKET OB/XF VALUE	3,890	
TOTAL LAND VALUE - MARKET	12,600	
TOTAL MARKET VALUE	140,002	
SOH/AGL Deduction	49,203	
ASSESSED VALUE	90,799	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	39,388	
TOTAL JUST VALUE	140,002	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	135,382	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1140/1468	1/09/2008	WD	Q	I		138,000
GRANTOR: TONI JEAN TAYLOR						
GRANTEE: EDWARD F O'CAIN						
1096/1460	9/12/2006	WD	Q	I		134,500
GRANTOR: SINGLETON						
GRANTEE: TONI JEAN TAYLOR						

EXTRA FEATURES																
L N	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	0294	SHED WOOD/	0	100	10	12			14.00	50	1993	1993	3	50	840	
2	0180	FPLC 1STRY	0	100	0	0			2,000.00	100	1993	1993	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0			0.00	100	1993	1993	3	100	1,000	
4	0252	LEAN-TO W/	0	100	0	0			0.00	100	2011	2011	3	100	50	

TOTAL OB/XF												3,890				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			05/12/2026			MLU										

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W13 FSP= N10 W12 S10 E12\$ W15 S49 FOP= S8 E28 N8 W28\$ E28 FCP= S3 E12 N13 W12 S10\$ N49\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-	380.00	105.00	8,400.00	SF		1.00	1.00	1.00	1.50	1.50	12,600							