COMM NE COR OF SW1/4, RUN S
420 FT, E 160.04 FT, SW 553.46
FT FOR POB, CONT SW 220.82 FT,

SMITH JOHNNY RAY/SMITH NARRAGANSETT C
396 NW OOSTERHOUDT LANE
LAKE CITY, FL 32055

2027

02-3S-16-01945-003

BUILDING CHARACTERISTICS

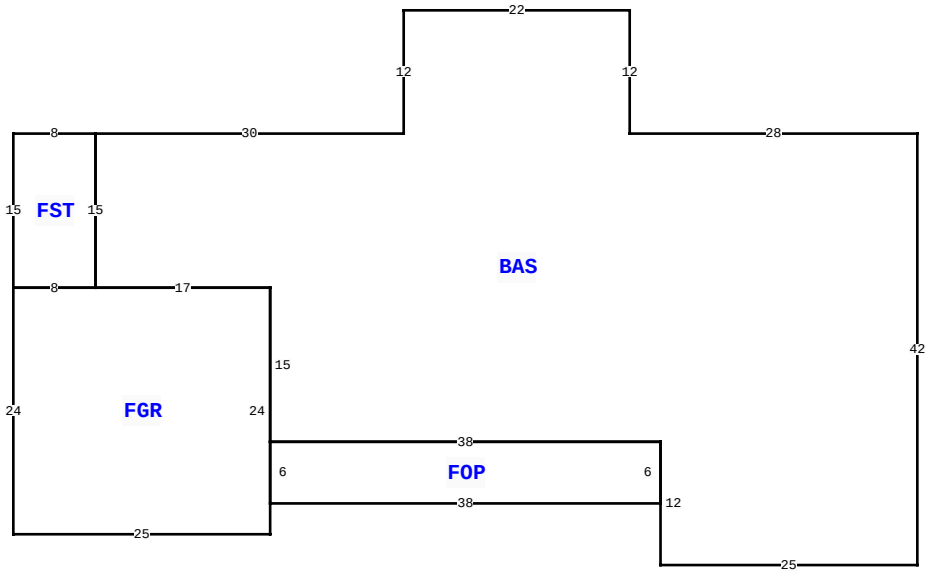
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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 03
NEIGHBORHOOD/LOC		2316.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,709	100		2,709	210,686
FGR	600	55		330	25,665
FOP	228	30		68	5,288
FST	120	55		66	5,133
TOTALS	3,657			3,173	246,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,173	108.7750	119.65	379,649	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2709 HX Base Yr



396 NW OOSTERHOUDT LN, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	246,772
TOTAL MARKET OB/XF VALUE	26,753
TOTAL LAND VALUE - MARKET	64,810
TOTAL MARKET VALUE	338,335
SOH/AGL Deduction	124,625
ASSESSED VALUE	213,710
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	162,299
TOTAL JUST VALUE	338,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049254	Roof Replacement	4,001	02/21/2024
13026	POOL	90	09/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 N12 W22 S12 W30 FST= W8S15 E8 N15$ S15 FGR= W8 S24 E25 N24 W17$ E17 S15 FOP= S6 E38 N6 W38$ E38 S12 E25 N42$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	700	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
6	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
7	0166	CONC,PAVMT	0	100	0	0	999.00	UT	1.50	1.50	100	1997	1997	3	100	1,499	
8	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
9	0252	LEAN-TO W/	0	100	18	36	648.00	UT	2.00	2.00	40	2009	2009	3	40	518	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 22,653

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/MH	0.00	0.00	8.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	64,000							
2	9630	C	SWAMP	0		RSF/MH	0.00	0.00	3.00	AC		1.00	1.00	1.00	270.00	270.00	810							

REVIEW DATE 03/01/2024 BY JS Total Acres: 11.00 Total Land Value: 64,810 Market: 0 Agricultural: 0 Common: 64,810 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SW1/4, RUN S
420 FT, E 160.04 FT, SW 553.46
FT FOR POB, CONT SW 220.82 FT,

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LAKE CITY, FL 32055

2027

02-3S-16-01945-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2316.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

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BUILDING DIMENSIONS

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
11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
12	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
13	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
14	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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

REVIEW DATE 03/01/2024 BY JS Total Acres: 11.00 Total Land Value: 64,810 Market: 0 Agricultural: 0 Common: 64,810 PRINTED 11/16/2026 BY SYS