

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

2026

02-3S-16-01945-003

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	06 VINYL ASB 50				
Interior Floor	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 Units	05 CONV 100 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	214,524
FGR	600	55		330	26,133
FOP	228	30		68	5,385
FST	120	55		66	5,227
TOTALS	3,657			3,173	251,269

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	121.83	386,567	1987	1987	0	0	35.00	65.00

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		251,269	
TOTAL MARKET OB/XF VALUE		26,753	
TOTAL LAND VALUE - MARKET		64,810	
TOTAL MARKET VALUE		342,832	
SOH/AGL Deduction		135,323	
ASSESSED VALUE		207,509	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		156,098	
TOTAL JUST VALUE		342,832	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,832	

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

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	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	

TOTAL OB/XF												22,653												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 N12 W22 S12 W30 FST= W8S15 E8 N15S S15 FGR= W8 S24 E25 N24 W17S E17 S15 FOP= S6 E38 N6 W38S E38 S12 E25 N42S.	

