

COMM NW COR OF SE1/4, S 45.36  
 FT. E 335 FT FOR POB, RUN S  
 374.69 FT, E 354.29 FT TO W

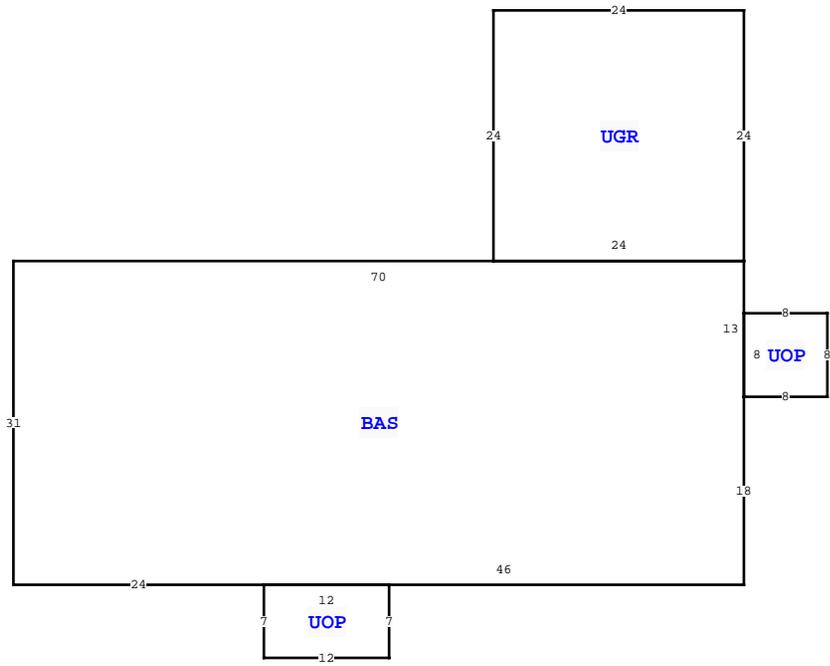
ROWE FREZELL  
 140 NW OOSTERHOUDT LANE  
 LAKE CITY, FL 32055

**2026**

02-3S-16-01945-007  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	50
Interior Wall	05	DRYWALL	50
Interior Floor	06	VINYL ASB	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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
BAS	2,170	100	
UGR	576	45	
UOP	64	20	
UOP	84	20	
TOTALS	2,894		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	SINGLE FAM	100% - 0		108.35	266,433	1986	1986	0	0	10	35.00	55.00	
Heated Area: 2170 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	146,538			
TOTAL MARKET OB/XF VALUE	3,800			
TOTAL LAND VALUE - MARKET	21,300			
TOTAL MARKET VALUE	171,638			
SOH/AGL Deduction	73,824			
ASSESSED VALUE	97,814			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	46,403			
TOTAL JUST VALUE	171,638			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	163,730			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0509/0348	3/01/1983	WD Q	V			5,000

BUILDING NOTES						

BUILDING DIMENSIONS						
UGR= N24 W24 S24 E24\$ BAS= W70 S31 E24 UOP= S7 E12 N7 W12\$ E46 N18 UOP= E8 N8 W8 S8\$ N13\$.						

EXTRA FEATURES														TOTAL OB/XF		3,800	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200		
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300		
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300		
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	1,000		
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,000		

LAND DESCRIPTION														TOTAL OB/XF										3,800	
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/MH	0.00	0.00	2.13	AC		1.00	1.00	1.00	10,000.00	10,000.00	21,300								