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

2027

02-3S-16-01945-007

BUILDING CHARACTERISTICS

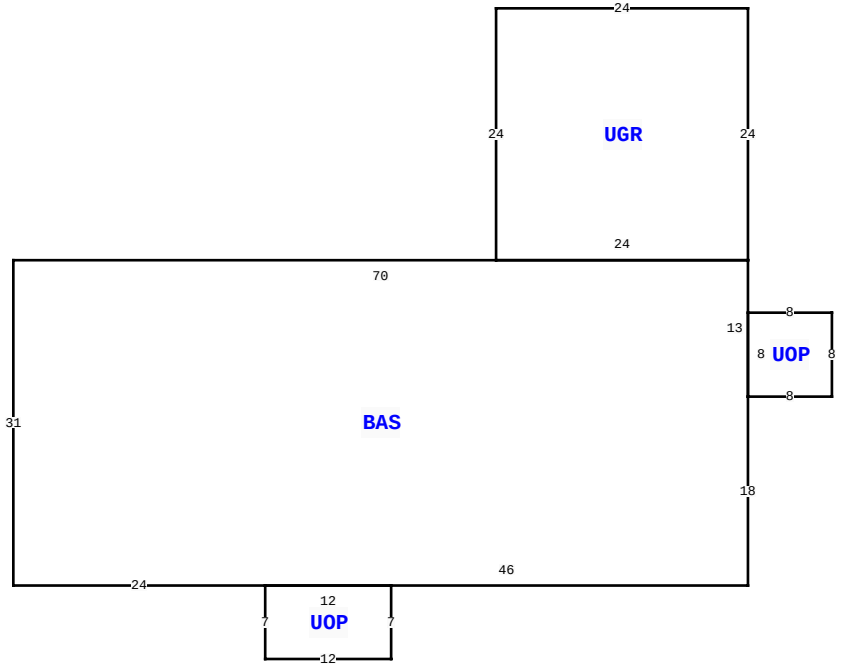
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100		2,170	124,769
UGR	576	45		259	14,892
UOP	64	20		13	747
UOP	84	20		17	977
TOTALS	2,894			2,459	141,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,459	95.0400	104.54	257,064	1986	1986	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 2170 HX Base Yr



140 NW OOSTERHOUDT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,385
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		21,300
TOTAL MARKET VALUE		166,485
SOH/AGL Deduction		65,737
ASSESSED VALUE		100,748
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,337
TOTAL JUST VALUE		166,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,055

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

GRANTOR:

GRANTEE:

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$.

LAND DESCRIPTION

TOTAL OB/XF 3,800

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	2.13	AC		1.00	1.00	1.00	10,000.00	10,000.00	21,300							

REVIEW DATE 05/08/2023 BY JB Total Acres: 2.13 Total Land Value: 21,300 Market: 0 Agricultural: 0 Common: 21,300 PRINTED 11/16/2026 BY SYS