S1/2 OF LOT 2 BLOCK A THE OAKS S
496-171, 756-1672, QC 1349-2274,

NAIL RICHARD W/CLARK PAULA ANN
328 SW FAUL CT
LAKE CITY, FL 32024

2027

02-5S-16-03427-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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 01

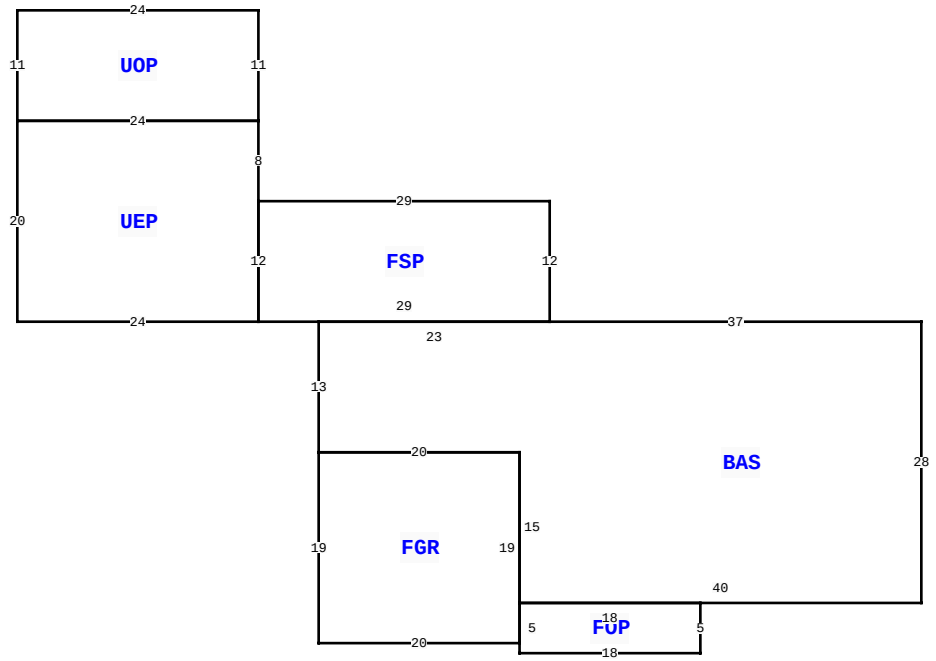
NEIGHBORHOOD/LOC 2516.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	118,485
FGR	380	55		209	17,945
FOP	90	30		27	2,318
FSP	348	40		139	11,935
UEP	480	60		288	24,727
UOP	264	20		53	4,551
TOTALS	2,942			2,096	179,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	120.0860	132.09	276,861	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 33% - 0 Heated Area: 1380 HX Base Yr



328 SW FAUL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0263	PRCH,USP	0	33	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0294	SHED WOOD/	0	33	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	396	
3	0166	CONC,PAVMT	0	33	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,960
TOTAL MARKET OB/XF VALUE		3,896
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		211,856
SOH/AGL Deduction		24,695
ASSESSED VALUE		187,161
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		162,161
TOTAL JUST VALUE		211,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/2274	6/30/2017	QC	U	I	11	100
GRANTOR: RICHARD W NAIL & PAUL						
GRANTEE: RICHARD NAIL, PAULA						
0756/1672	2/14/1992	WD	Q	I		77,000
GRANTOR: JOHN O'STEEN						
GRANTEE: RICHARD NAIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FSP= N12 W29 UEP= N8 UOP= N11 W24 S11 E24$ W24 S20 E24 N12$ S12 E29$ W23 S13 FGR= S19 E20 N19W20 $ E20 S15 FOP= S5E18 N5 W18 $ E40 N28$.

LAND DESCRIPTION

TOTAL OB/XF 3,896

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	0000	C	VAC RES	33		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 02/23/2026 BY AJ Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS