LOT 18 BLOCK 5 OAK HILL ESTATES

530-421, 806-1653, 894-1744, WD

BRADSHAW JOE
145 SE OSCEOLA PL
LAKE CITY, FL 32025

2027

03-4S-17-07542-000

BUILDING CHARACTERISTICS

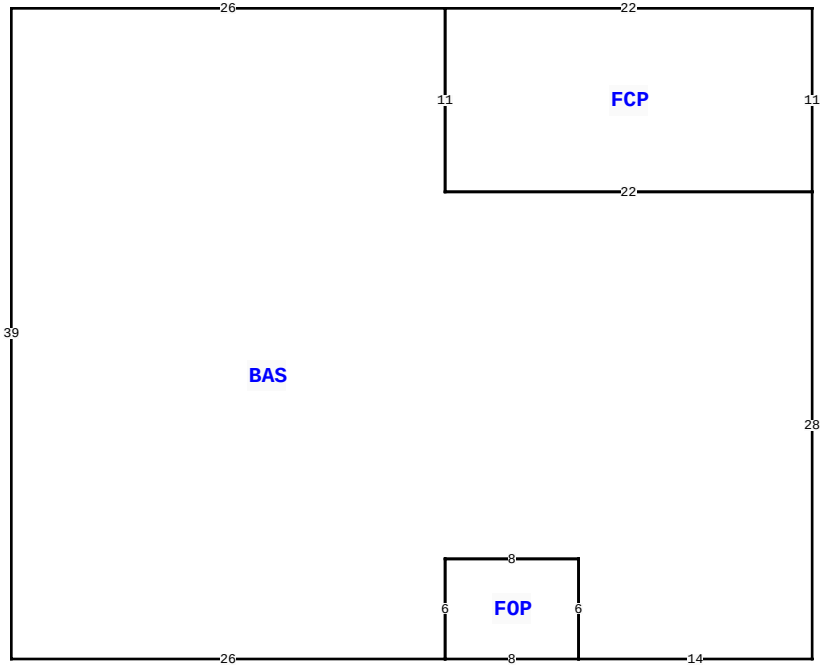
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 06
NEIGHBORHOOD/LOC	3417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100		1,582	135,458
FCP	242	25		60	5,138
FOP	48	30		14	1,199
TOTALS	1,872			1,656	141,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,656	119.7560	131.73	218,145	1964	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1582 HX Base Yr 2021



145 SE OSCEOLA PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0166	CONC,PAVMT	0	100	10	35	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		141,794
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		161,494
SOH/AGL Deduction		35,416
ASSESSED VALUE		126,078
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,667
TOTAL JUST VALUE		161,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054340	Roof Replacement	13,005	10/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/0249	4/10/2020	WD	Q	I	01	121,000
GRANTOR: PAMELA BRESCIA						
GRANTEE: JOE BRADSHAW						
1099/1362	10/17/2006	WD	Q	I		125,000
GRANTOR: NITINBHAI R & HASUMAT						
GRANTEE: PAMELA BRESCIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S39 E26 FOP= E8 N6 W8 S6$ N6 E8 S6 E14 N28 FCP= N11 W22 S11 E22$ W22 N11$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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-2	82.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/16/2017 BY DF Total Acres: 0.21 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS