

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		1.5 100
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/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,411	118.1160	132.29	186,661	1964	1985	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2006 Heated Area: 1205 HX Base Yr 2006												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,205	100		1,205	103,616
FCP	424	25		106	9,115
FOP	100	30		30	2,580
FST	96	55		53	4,557
PTO	336	5		17	1,462
TOTALS	2,161			1,411	121,330

158 SE OSCEOLA PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	600	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

TOTAL OB/XF 800

LAND DESCRIPTION																								
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-2	85.00	105.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		121,330	
TOTAL MARKET OB/XF VALUE		800	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		140,630	
SOH/AGL Deduction		53,711	
ASSESSED VALUE		86,919	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		35,508	
TOTAL JUST VALUE		140,630	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		140,630	
SALE:2:1: SALE PRICE INCLUDES 2 LOTS (LOTS 7 & 8)			
SALE:1:1: LOT 3 BLK 7 OAK HILL REPLAT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1044/1658	4/25/2005	WD	Q	I		87,000
GRANTOR: SHAWN ATKINSON						
GRANTEE: APRIL HOWARD						
0814/0241	11/28/1995	WD	Q	I		57,000
GRANTOR: JEANETTE W STEDLEY &						
GRANTEE: SHAWN ATKINSON						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W2 PTO= N14 W24 S14 E24\$ W43 S29 E4 FCP= S4 FST= S16 E6 N16 W6 \$ E6 S16 E20 N20W26\$ E21 FOP= E20 N5 W20 S5\$ N5 E20 N24\$.												