LOT 5 BLOCK 7 OAK HILL ESTATES R
BLOCK 8 OAK HIL ESTATES REPLAT A

BIG ROON LLC
1130 NW ASH DR
LAKE CITY, FL 32055

2027

03-4S-17-07557-000

BUILDING CHARACTERISTICS

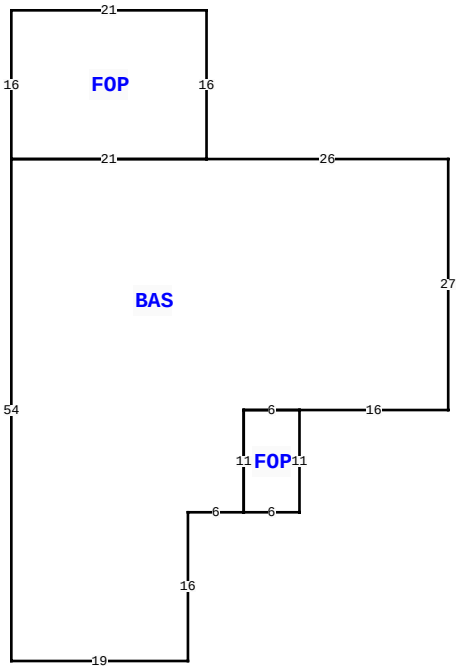
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,848	100		1,848	75,491
FOP	66	30		20	817
FOP	336	30		101	4,126
TOTALS	2,250			1,969	80,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,969	74.2738	81.70	160,867	1963	1963	0	0	15	35.00	50.00

1 SINGLE FAM 0% - 2021 Heated Area: 1848 HX Base Yr



192 SE OSCEOLA PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	80,434
TOTAL MARKET OB/XF VALUE	2,650
TOTAL LAND VALUE - MARKET	29,600
TOTAL MARKET VALUE	112,684
SOH/AGL Deduction	0
ASSESSED VALUE	112,684
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,684
TOTAL JUST VALUE	112,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,150

SALE:2:1: SALE NOT IN LINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045605	Roof Replacement	14,000	10/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/2396	3/02/2020	WD	Q	I	01	72,500
GRANTOR: JCM LAND TRUST AGRMT						
GRANTEE: BIG ROON LLC						
0947/2223	3/01/2002	WD	Q	I	03	100
GRANTOR: JOHN & MELISE LEE						
GRANTEE: JCM LAND TRUST AGRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= N16 W21 S16 E21$ W21 S54 E19 N16 E6 FOP= E6 N11 W6 S11$ N11 E6 E16 N27$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0294	SHED WOOD/	0	0	16	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	100	2004	2004	3	100	1,800	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,650

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	0		RSF-2	85.00	226.00	2.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	29,600							

REVIEW DATE 11/18/2022 BY JS Total Acres: 0.44 Total Land Value: 29,600 Market: 0 Agricultural: 0 Common: 29,600 PRINTED 11/17/2026 BY SYS