LOT 6 BLOCK 7 & LOT 6 BLOCK 8 O
REPLAT S/D & ADDITION.

TOMLINSON DAVID O
208 SE OSCEOLA PLACE
LAKE CITY, FL 32025

2027

03-4S-17-07558-000

BUILDING CHARACTERISTICS

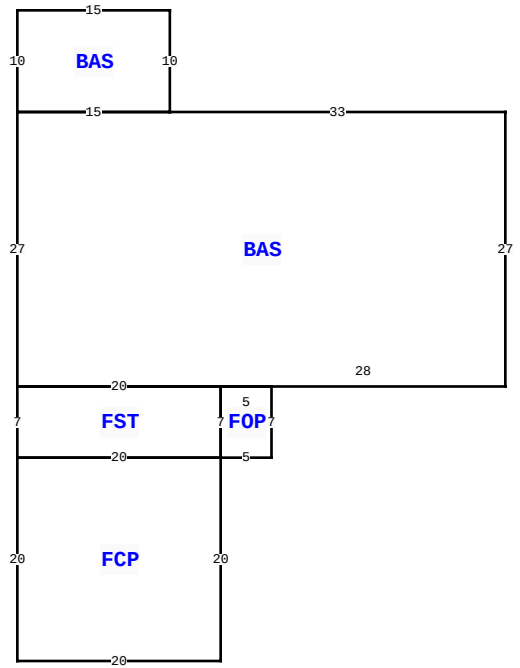
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	150	100		150	13,127
BAS	1,296	100		1,296	113,420
FCP	400	25		100	8,752
FOP	35	30		10	875
FST	140	55		77	6,739
TOTALS	2,021			1,633	142,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,633	122.4000	134.64	219,867	1964	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1446 HX Base Yr 2002



208 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,914
TOTAL MARKET OB/XF VALUE		1,750
TOTAL LAND VALUE - MARKET		29,600
TOTAL MARKET VALUE		174,264
SOH/AGL Deduction		59,886
ASSESSED VALUE		114,378
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,967
TOTAL JUST VALUE		174,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,864

SALE:2:1: CERTIFICATE OF TITLE - 2 PARCELS

SALE:1:1: INCLUDED 07562-006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047517	Roof Replacement	14,010	06/22/2023
6975	REMODEL	19,500	03/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0915/2369	12/07/2000	WD	Q	I		70,000
GRANTOR: JARRARD'S						
GRANTEE: DAVID TOMLINSON						
0723/0029	6/21/1990	WD	U	I	35	36,000
GRANTOR: FEDERAL SAVINGS						
GRANTEE: MARK E JARRARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 BAS= N10 W15 S10 E15$ W15 S27 FST= S7 FCP= S20 E20 N20 W20$ E20 N7 W20$ E20 FOP= S7 E5 N7 W5$ E28 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,750

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	85.00	105.00	1.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	14,800							
2	0000	C	VAC RES	100		RSF-2	85.00	121.00	1.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	14,800							

REVIEW DATE 07/27/2023 BY jerry Total Acres: 0.44 Total Land Value: 29,600 Market: 0 Agricultural: 0 Common: 29,600 PRINTED 11/17/2026 BY SYS