LOT 7 BLOCK 7 OAK HILL ESTATES R
BLOCK 8 OAK HILL ESTATES REPLAT

WEEMS CHRISTINE C
224 SE OSCEOLA PL
LAKE CITY, FL 32025

2026

03-4S-17-07559-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

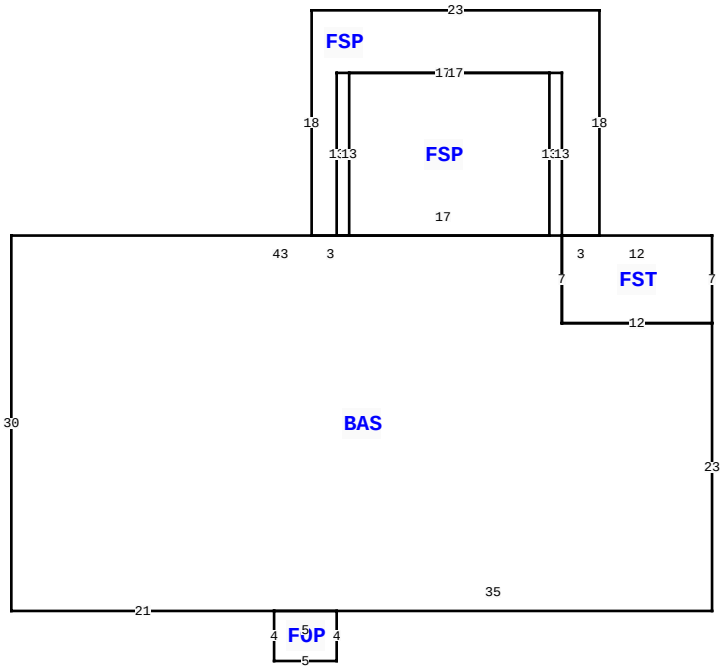
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100		1,596	133,513
FOP	20	30		6	502
FSP	193	40		77	6,442
FSP	221	40		88	7,362
FST	84	55		46	3,848
TOTALS	2,114			1,813	151,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,813	112.8960	128.70	233,333	1964	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1596 HX Base Yr 2002



224 SE OSCEOLA PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		151,666
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		29,600
TOTAL MARKET VALUE		184,696
SOH/AGL Deduction		72,196
ASSESSED VALUE		112,500
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,089
TOTAL JUST VALUE		184,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044815	Remodel	4,375	06/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0932/1869	7/25/2001	WD	Q	I		72,500

GRANTOR: ALBERT & EVANGELINE B
GRANTEE: CHRISTINE WEEMS

0909/1066	8/25/2000	WD	Q	I		68,500

GRANTOR: L N & MARY GREENE
GRANTEE: ALBERT & EVANGELINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 FSP= N13 W17 S13 E17$ W43 S30 E21 FOP= S4 E5 N4 W5$ E35 N23 FST= N7 W12 S7 E12$ W12 N7$ FSP= E3 N18 W23 S18 E3 N13 E17 S13$.

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	1993	1993	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	730	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,430

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	226.00	2.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	29,600							

REVIEW DATE 03/16/2017 BY DF Total Acres: 0.44 Total Land Value: 29,600 Market: 0 Agricultural: 0 Common: 29,600 PRINTED 05/08/2026 BY SYS