

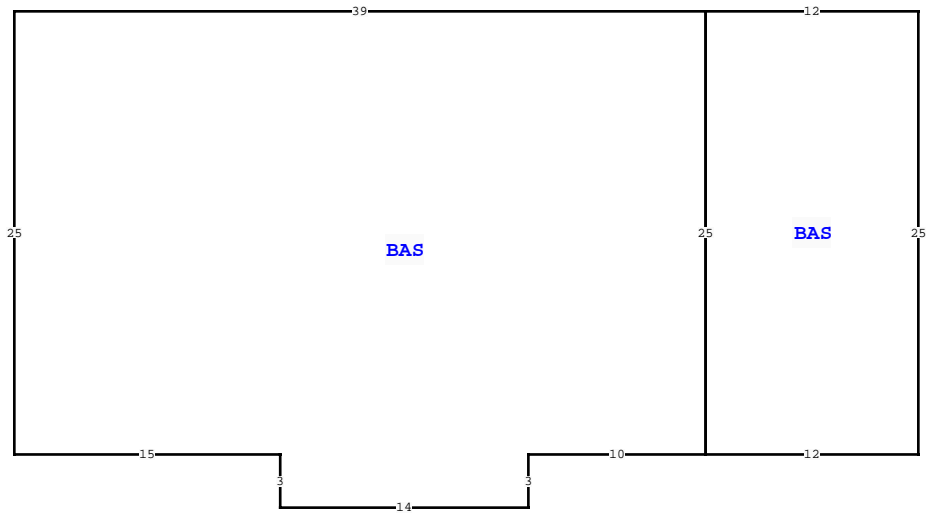
LOT 2 BLOCK 8 OAK HILL ESTATES  
 REPLAT ADDITION #1.  
 ORB 399-311, 595-526, 753-04,

WARD NELSON E  
 251 SE ARAPAHOE LANE  
 LAKE CITY, FL 32025

**2026**

03-4S-17-07562-002  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	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
BAS	300	100	
BAS	1,017	100	
TOTALS	1,317		1,317

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 0									
			Heated Area: 1317			HX Base Yr					
											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
										04/21/2023	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		110,290	
TOTAL MARKET OB/XF VALUE		965	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		129,755	
SOH/AGL Deduction		47,122	
ASSESSED VALUE		82,633	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		31,222	
TOTAL JUST VALUE		129,755	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		131,401	
SALE:2:1: LOT 2, BLK 8, OAK HILL REPLAT			
SALE:1:1: LOT 2 BLK 8 OAK HILL REPLAT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0883/0036	6/01/1999	WD	Q	I	01	40,000
GRANTOR: NICOLETTE CARTER WARD						
GRANTEE: NELSON WARD						
0759/1380	5/01/1992	WD	Q	I		44,100
GRANTOR: VIVIANA M WATSON						
GRANTEE: WARD-CARTER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	9	25	225.00	UT	1.40	1.40	100
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100
TOTALS											
TOTAL OB/XF 965											

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W39 S25 E15 S3 E14 N3 E10 BAS= E12 N25 W12 S25\$ N25\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							