LOT 1 HUNTER'S OAK S/D & PART
OF LOT 2 DESC AS FOLLOWS:
BEG AT THE SW COR OF LOT 2,

LOVETTE DARREL
119 SW OAKWOOD CT
LAKE CITY, FL 32024

2027

03-5S-16-03450-101

BUILDING CHARACTERISTICS

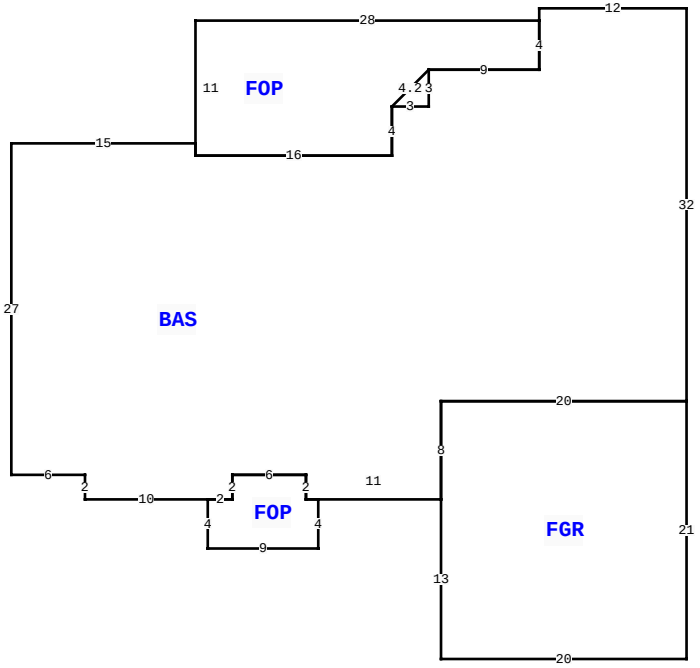
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 01
NEIGHBORHOOD/LOC	3516.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100		1,595	156,086
FGR	420	55		231	22,606
FOP	48	30		14	1,370
FOP	233	30		70	6,850
TOTALS	2,296			1,910	186,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,910	115.5330	127.09	242,742	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2026 Heated Area: 1595 HX Base Yr 2026



116 SW OAKWOOD CT, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
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	496.00	UT	2.00	2.00	100	2002	2002	3	100	992	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,100.00	2,100.00	100	2026	2025		100	2,100	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	186,911
TOTAL MARKET OB/XF VALUE	5,092
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	215,003
SOH/AGL Deduction	0
ASSESSED VALUE	215,003
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	163,592
TOTAL JUST VALUE	215,003
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,401

PRCL:0:17: 9-17 TRIM RET UNABLE TO FRWD DB

SALE:1:1: LOTS 1, 2 & 3 HUNTERS OAK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19128	SFR	287	01/17/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1306/1593	12/16/2015	WD	Q	I	01	150,000
GRANTOR: JOHN & ANGIE SEE						
GRANTEE: DARREL LOVETTE						
1181/0926	6/17/2009	WD	U	I	11	100
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: JOHN & ANGIE SEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S1 FOP= W28 S11 E16 N4 E3 N3 E9 N4$ S4 W9 D3 L3 S4 W16 N1 W15 S27 E6 S2 E10 FOP= S4 E9 N4 W1 N2 W6 S2 W2 $ E2 N2 E6 S2 E11 FGR= S13 E20 N21 W20 S8$ N8 E20 N32$.

LAND DESCRIPTION

TOTAL OB/XF 5,092

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 02/06/2026 BY KS Total Acres: 1.15 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS