COMM NE COR OF SW1/4 OF NE1/4, W
S 622.08 FT, W 146.48 FT, N 311.
FT, N 311.04 FT, E 448.95 FT TO

THOMAS JAN S/THOMAS DARRYL R
330 SW OXFORD CT
LAKE CITY, FL 32024

2027

10-4S-16-02847-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	2.	2. 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

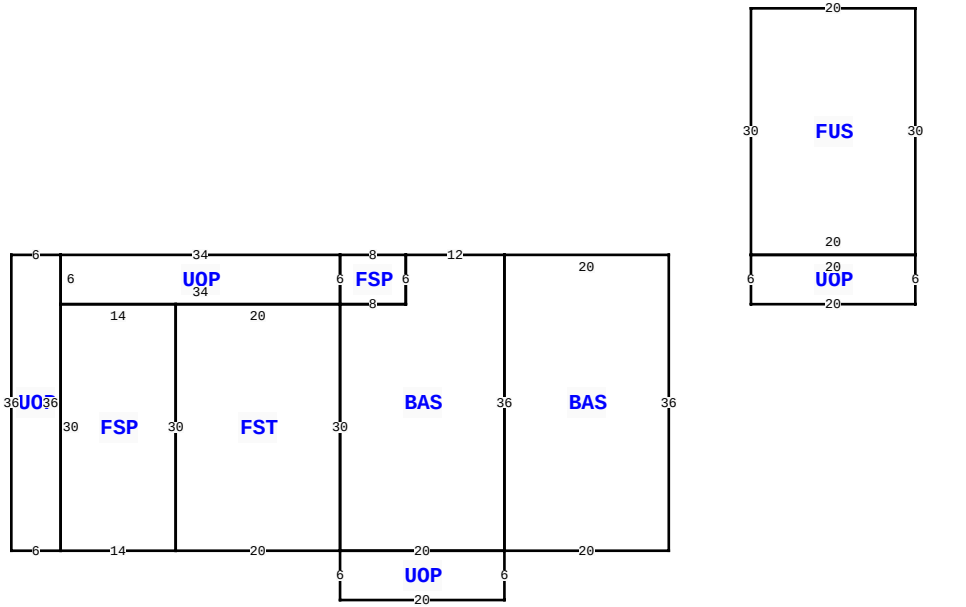
NEIGHBORHOOD/LOC 10416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	53,665
BAS	720	100		720	57,498
FSP	48	40		19	1,517
FSP	420	40		168	13,416
FST	600	55		330	26,354
FUS	600	100		600	47,915
UOP	120	20		24	1,917
UOP	120	20		24	1,917
UOP	204	20		41	3,274
UOP	216	20		43	3,434
TOTALS	3,720			2,641	210,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,641	111.6864	122.86	324,473	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1992 HX Base Yr 1999



330 SW OXFORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2008	2008	3	58	17,052	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
6	0060	CARPORT F	0	100	0	0	1.00	UT	3,795.00	3,795.00	100	2026	2025		100	3,795	
7	0030	BARN,MT	0	100	0	0	1.00	UT	3,960.00	3,960.00	100	2026	2025		100	3,960	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	210,907
TOTAL MARKET OB/XF VALUE	32,407
TOTAL LAND VALUE - MARKET	38,160
TOTAL MARKET VALUE	281,474
SOH/AGL Deduction	113,797
ASSESSED VALUE	167,677
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	116,266
TOTAL JUST VALUE	281,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053698	Storage Building	16,502	07/29/2025
27106	POOL	180	06/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/1997	3/24/2008	WD	Q	I	01	100
GRANTOR: JAN THOMAS						
GRANTEE: JAN & DARRYL THOMAS						
0844/1721	7/28/1997	WD	Q	I		42,000
GRANTOR: HORNE						
GRANTEE: THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= W8 S6 E8 N6$ S6 W8 UOP= N6 W34 UOP= W6 S36 E6 N36$ S6 E34$ FST= W20 FSP= W14 S30 E14 N30$ S30 E20 N30$ S30 UOP= S6 E20 N6 W20$ E20 BAS= E20 N36 W20 S36$ N36$ PTR=E50 FUS= N30 W20 S30 E20$ UOP= W20 S6 E20 N6$ W50$.

LAND DESCRIPTION

TOTAL OB/XF 32,407

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	280.00	311.00	4.24	AC		1.00	1.00	1.00	9,000.00	9,000.00	38,160							

REVIEW DATE 12/19/2025 BY JB Total Acres: 4.24 Total Land Value: 38,160 Market: 0 Agricultural: 0 Common: 38,160 PRINTED 11/17/2026 BY SYS