LOT 2 BLOCK B OAKHAVEN S/D.

878-725,

LEAR JOHN C III/LEAR MICHELLE C
106 NW LIVE OAK PL
LAKE CITY, FL 32055

2027

12-3S-15-00167-017

BUILDING CHARACTERISTICS

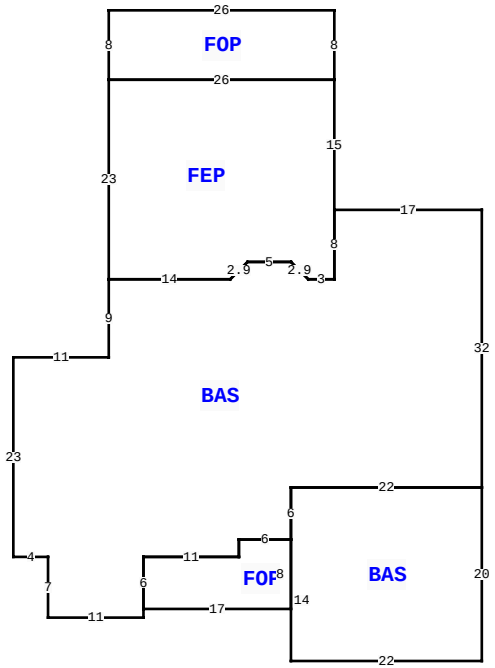
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	37,951
BAS	1,668	100		1,668	143,871
FEP	584	80		467	40,281
FOP	114	30		34	2,933
FOP	208	30		62	5,348
TOTALS	3,014			2,671	230,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,671	114.0524	125.46	335,104	2000	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2001 Heated Area: 2108 HX Base Yr 2001



106 NW LIVE OAK PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	375,286
TOTAL MARKET OB/XF VALUE	33,267
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	468,553
SOH/AGL Deduction	93,066
ASSESSED VALUE	375,487
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	324,076
TOTAL JUST VALUE	468,553
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	475,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047848	New Residential C	110,000	08/08/2023
000045102	Roof Replacement	9,900	08/03/2022
24119	POOL	180	02/07/2006
16130	SFR	275	10/11/1999
15649	PUMP/UTPOL	30	06/14/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0878/1725	4/08/1999	WD	Q	V		28,000

GRANTOR: ROBERTS LAND & TIMBER

GRANTEE: LEAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FEP= N15 FOP= N8 W26 S8 E26$ W26 S23 E14 R2 U2 E5 D2 R2 E3 N8$ S8 W3 L2 U2 W5 D2 L2 W14 S9 W11 S23 E4 S7 E11 N1 FOP= E17 N8 W6 S2 W11 S6$ N6 E11 N2 E6 BAS= S14 E22 N20 W22 S6$ N6 E22 N32$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	435.00	UT	1.50	1.50	100	2000	2000	3	100	653	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
5	0280	POOL R/CON	0	100	18	36	648.00	UT	70.00	70.00	100	2006	2006	3	51	23,134	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	6,480	

LAND DESCRIPTION

TOTAL OB/XF 33,267

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	0.75	60,000.00	45,000.00	45,000							
2	0100	C	SFR	0					1.00	LT		1.00	1.00	0.25	60,000.00	15,000.00	15,000							

REVIEW DATE 03/18/2026 BY robin Total Acres: 4.28 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS

LOT 2 BLOCK B OAKHAVEN S/D.

878-725,

LEAR JOHN C III/LEAR MICHELLE C
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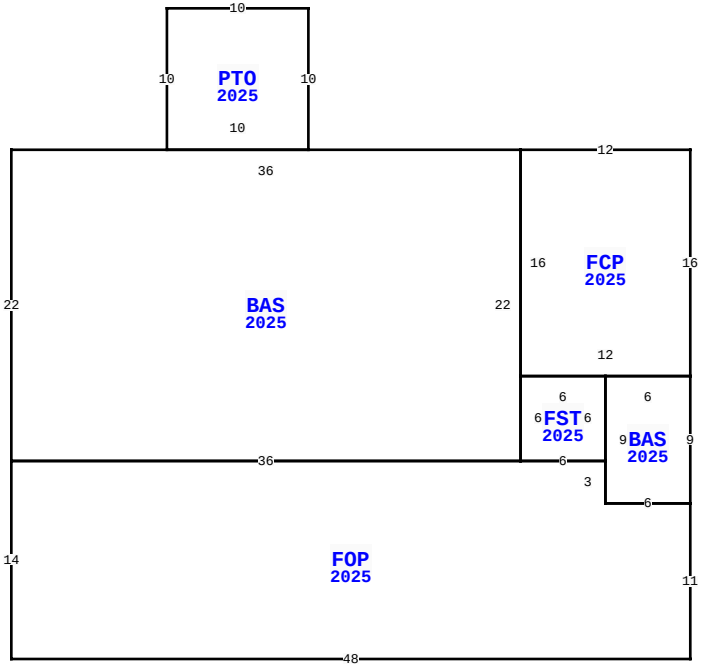
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	12315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	54	100	2025	54	7,018
BAS	792	100	2025	792	102,926
FCP	192	25	2025	48	6,238
FOP	654	30	2025	196	25,472
FST	36	55	2025	20	2,599
PTO	100	5	2025	5	649
TOTALS	1,828			1,115	144,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,115	119.3400	131.27	146,366	2024	2024	0	0	0	1.00	99.00

2 SINGLE FAM 0% - 2025 Heated Area: 846 HX Base Yr 2001



106 NW LIVE OAK PL, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: ROBERTS LAND & TIMBER

GRANTEE: LEAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-59,-15] E36 S22 W36 N22 $
FCP=[YR=2025;ORIG=-23,-15] E12 S16 W12 N16 $
PTO=[YR=2025;ORIG=-48,-25] E10 S10 W10 N10 $
BAS=[YR=2025;ORIG=-17,1] E6 S9 W6 N9 $
FST=[YR=2025;ORIG=-23,1] E6 S6 W6 N6 $
FOP=[YR=2025;ORIG=-23,7] W36 S14 E48 N11 W6 N3 W6 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/18/2026 BY robin Total Acres: 4.28 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS