

LOT 3 BLOCK B OAKHAVEN S/D UNIT
858-2278, 887-631, 962-1444, QC

MCWHORTER WILLIE C/MCWHORTER TAMI
293 NW INDIAN POND CT
LAKE CITY, FL 32055

2026

12-3S-15-00167-210


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
08	WD OR PLY 100	Exterior Wall	
08	IRREGULAR 100	Roof Structur	
03	COMP SHNGL 100	Roof Cover	
05	DRYWALL 100	Interior Wall	
15	HARDTILE 80	Interior Floor	
14	CARPET 20	Interior Floor	
03	CENTRAL 100	Air Condition	
04	AIR DUCTED 100	Heating Type	
	2 100	Bedrooms	
	2 100	Bathrooms	
02	WOOD FRAME 100	Frame	
1.1	1.100	Stories	
05	CONV 100	Architectural Units	
03	03 100	Condition Adj	
01	01 100	Kitchen Adjus	
07	07	Quality	
0100	SINGLE FAMILY		
DOR CODE		MAP NUM	
12315.020		1.00/	
NEIGHBORHOOD/LOC		12315.020 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,496	100	
FGR	800	55	
FOP	128	30	
TOTALS	2,424		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,974	122.1858	136.85	270,142	2005	2005	0	0	25.00	75.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1496 HX Base Yr 2022													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		202,606	
TOTAL MARKET OB/XF VALUE		21,327	
TOTAL LAND VALUE - MARKET		72,000	
TOTAL MARKET VALUE		295,933	
SOH/AGL Deduction		125,279	
ASSESSED VALUE		170,654	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		114,243	
TOTAL JUST VALUE		295,933	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		293,310	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049625	Roof Replacement	22,000	04/16/2024
000048903	Storage Building	13,627	12/21/2023
000043388	Storage Building	8,000	12/15/2021
21227	SFR	522	10/31/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1288	6/28/2021	WD	Q	I	01	280,000
GRANTOR: AMELIA G DUTY LIVING						
GRANTEE: MCWHORTER WILLIE C						
1012/0642	3/05/2004	QC	Q	V	06	100
GRANTOR: RAMON J & AMELIA G DU						
GRANTEE: AMELIA G DUTY LIVIN						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0169	FENCE/WOOD	0 100	0 0	1.00
2	0031	BARN, MT AE	0 100	0 0	600.00
3	0166	CONC, PAVMT	0 100	0 0	779.00
4	0294	SHED WOOD/	0 100	12 36	432.00

TOTAL OB/XF														
21,327														
L N	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
1	0169	FENCE/WOOD	0 100	0 0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600
2	0031	BARN, MT AE	0 100	0 0	600.00	UT	12.00	12.00	100	2023	2022		100	7,200
3	0166	CONC, PAVMT	0 100	0 0	779.00	UT	3.50	3.50	100	2023	2022		100	2,727
4	0294	SHED WOOD/	0 100	12 36	432.00	UT	25.00	25.00	100	2025	2024		100	10,800

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

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= 1496\$ FGR= 800\$ FOP= 128\$.													

LAND DESCRIPTION																								
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	60,000.00	72,000.00	72,000							