

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


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 08 | WD OR PLY 100 | |
| Roof Structur | 08 | IRREGULAR 100 | |
| Roof Cover | 03 | COMP SHNGL 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 15 | HARDTILE 80 | |
| Interior Floor | 14 | CARPET 20 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 2 100 | |
| Bathrooms | | 2 100 | |
| Frame | 02 | WOOD FRAME 100 | |
| Stories | 1. | 1. 100 | |
| Architectual Units | 05 | CONV 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 | 12315.020 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 | | |
| 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 | | 206,218 | |
| TOTAL MARKET OB/XF VALUE | | 21,327 | |
| TOTAL LAND VALUE - MARKET | | 72,000 | |
| TOTAL MARKET VALUE | | 299,545 | |
| SOH/AGL Deduction | | 128,891 | |
| ASSESSED VALUE | | 170,654 | |
| TOTAL EXEMPTION VALUE | | 56,411 | |
| BASE TAXABLE VALUE | | 114,243 | |
| TOTAL JUST VALUE | | 299,545 | |
| 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 |

| 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 |
| 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 |