

COMM NE COR, RUN W 1321.03 FT TO
 THENCE S 1829.06 FT TO N SIDE OF
 RD, N 80 DG W ALONG N SIDE OF RD

OSBURN JULIA G/RANDALL JOE
 418 NW MAXMORE DR
 LAKE CITY, FL 32055

2026

12-3S-16-02095-003


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																							
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 800 TOTAL LAND VALUE - MARKET 88,704 TOTAL MARKET VALUE 5,651 SOH/AGL Deduction 0 ASSESSED VALUE 5,651 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,651 TOTAL JUST VALUE 89,504 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 89,504																									
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1013/1763</td> <td>4/27/2004</td> <td>WD</td> <td>Q</td> <td>V</td> <td>06</td> <td>100</td> </tr> </tbody> </table> GRANTOR: JULIA OSBURN GRANTEE: JULIAN OSBURN JOE R 0850/0784 12/09/1997 WD Q V 01 100 GRANTOR: GEOGHAGAN SARAH ALICE GRANTEE: JULIA G OSBURN										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1013/1763	4/27/2004	WD	Q	V	06	100		
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	SPF																																						
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EXTRA FEATURES																				BUILDING NOTES																									
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	NOTES																													
1	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800																														
										TOTAL OB/XF 800										BUILDING DIMENSIONS																									
LAND DESCRIPTION										TOTAL OB/XF																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	15.84	AC		1.00	1.00	1.00	281.00	281.00	4,451																												
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	40.00	40.00	400																												
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.84	AC		1.00	1.00	0.80	7,000.00	5,600.00	88,704																												