

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 0 PREVIOUS YEAR MKT VALUE 89,504											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1013/1763 4/27/2004 WD Q V 06 100 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											
																				BUILDING NOTES BUILDING DIMENSIONS											
DOR CODE 5600 TIMBERLAND 70-79 MAP NUM MKT AREA 03 NEIGHBORHOOD/LOC 12316.00 1.00/										BLD DATE LGL DATE XF DATE LAND DATE 04/09/2025 MLU INC DATE AG DATE 10/16/2023 SPF										PERMIT NUM DESCRIPTION AMT ISSUED											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
						TOTALS																									
EXTRA FEATURES																															
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	0		1.00	UT	0.00	0.00	100	2018	2018	3	100	800													
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														
REVIEW DATE 05/09/2023 BY JB Total Acres: 25.84 Total Land Value: 4,851 Market: 88,704 Agricultural: 4,851 Common: 0 PRINTED 06/23/2026 BY SYS																															