

COMM NE COR OF NW1/4 OF NE1/4, R
S 1137.83 FT TO POB, CONT S 568.
OF C/R, THENCE E ALONG R/W 385.4

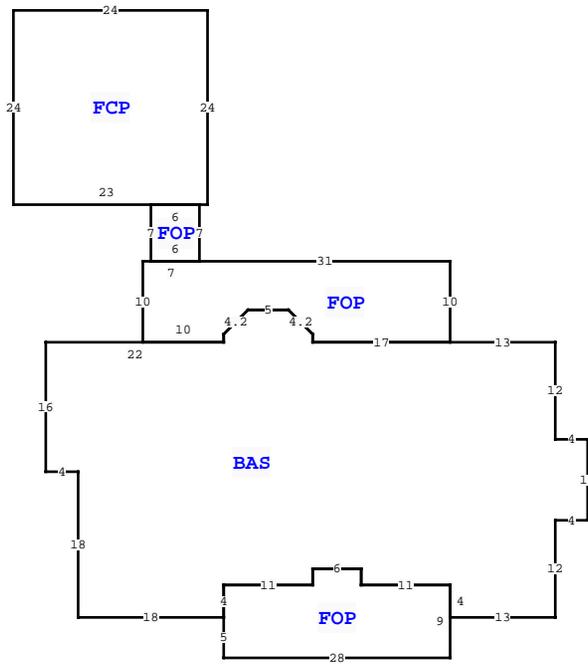
OSBURN JEFF A/OSBURN TRACY J
743 NW MOORE FARMS RD
LAKE CITY, FL 32055

2026

12-3S-16-02095-005


| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|---------------|--------------|--------------|----------------------|
| Exterior Wall | 19 | COMMON BRK | 70 | | |
| Exterior Wall | 32 | HARDIE BRD | 30 | | |
| Roof Structure | 03 | GABLE/HIP | 100 | | |
| Roof Cover | 03 | COMP SHNGL | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floor | 14 | CARPET | 90 | | |
| Interior Floor | 12 | HARDWOOD | 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 | 06 | 06 | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA | 03 | | |
| NEIGHBORHOOD/LOC | 12316.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,021 | 100 | | 2,021 | 210,621 |
| FCP | 576 | 25 | | 144 | 15,007 |
| FOP | 42 | 30 | | 13 | 1,355 |
| FOP | 264 | 30 | | 79 | 8,233 |
| FOP | 345 | 30 | | 104 | 10,838 |
| TOTALS | 3,248 | | | 2,361 | 246,054 |

| 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% | - 2006 | | | | | | | | |
| Heated Area: 2021 | | | | | | HX Base Yr 2006 | | | | | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|--------------|--|-------------|---|
| VALUATION SUMMARY | | | STANDARD | |
| VALUATION BY | Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 246,054 | |
| TOTAL MARKET OB/XF VALUE | | | 25,456 | |
| TOTAL LAND VALUE - MARKET | | | 45,270 | |
| TOTAL MARKET VALUE | | | 316,780 | |
| SOH/AGL Deduction | | | 97,671 | |
| ASSESSED VALUE | | | 219,109 | |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 | |
| BASE TAXABLE VALUE | | | 167,698 | |
| TOTAL JUST VALUE | | | 316,780 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 315,495 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 28659 | STORAGE | 253 | 06/15/2010 |
| 22458 | SFR | 581 | 11/04/2004 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1013/1761 | 4/27/2004 | WD | Q | V | 06 | 100 |

GRANTOR: JULIA G OSBURN
GRANTEE: JEFF A & TRACY J OS

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/10/2025 | MLU |

| BUILDING NOTES | |
|---|--|
| BUILDING DIMENSIONS | |
| BAS= W13 FOP= N10 W31 FOP= N7 FCP= E1 N24 W24 S24 E23\$ W6 S7 E6\$ W7 S10 E10 N1 R3 U3 E5 D3 R3 S1 E17\$ W17 N1 L3 U3 W5 D3 L3 S1 W22 S16 E4 S18 E18 FOP= S5 E28 N9 W11 N2 W6 S2 W11 S4\$ N4 E11 N2 E6 S2 E11 S4 E13 N12 E4 N10 W4 N12\$. | |

| EXTRA FEATURES | | | | | | | | | | | | | | | TOTAL OB/XF | |
|----------------|------------|-------------|---------|-----|----|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0030 | BARN,MT | 0 | 0 | 46 | 60 | UT | 9.00 | 9.00 | 100 | 2011 | 2011 | 3 | 100 | 24,840 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 8 | 26 | UT | 2.00 | 2.00 | 100 | 2011 | 2011 | 3 | 100 | 416 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |
| | | | | | | | | | | | | | | | 25,456 | |

| 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 | DPHT 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 | 5.03 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 45,270 | | | | | | | |