

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

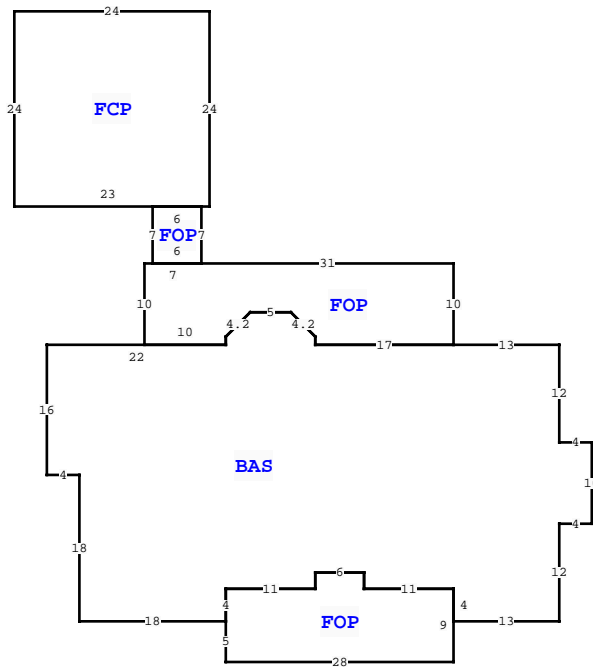
OSBURN JEFF A/OSBURN TRACY J  
743 NW MOORE FARMS RD  
LAKE CITY, FL 32055

**2026**

12-3S-16-02095-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,021	100	
FCP	576	25	
FOP	42	30	
FOP	264	30	
FOP	345	30	
TOTALS	3,248		

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				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	241,747			
TOTAL MARKET OB/XF VALUE	25,456			
TOTAL LAND VALUE - MARKET	50,300			
TOTAL MARKET VALUE	317,503			
SOH/AGL Deduction	98,394			
ASSESSED VALUE	219,109			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	167,698			
TOTAL JUST VALUE	317,503			
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
		05/11/2026	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	46	60	2,760.00	UT	9.00	9.00	100	2011	2011	3	100	24,840				
2	0166	CONC,PAVMT	0	100	8	208.00	UT	2.00	2.00	100	2011	2011	3	100	416				
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200				

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	10,000.00	10,000.00	50,300							