

BEG SW COR OF NE1/4 OF SE1/4, RU
636.95 FT, S 664.17 FT, W 633.75
(BEING IN SW1/4 OF NE1/4 OF SE1/4

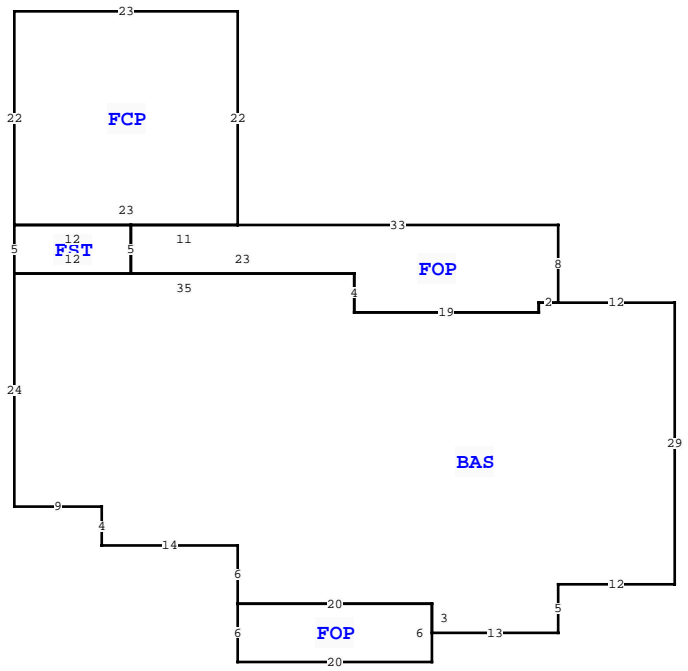
OSBURN JULIA R/OSBURN JOE RANDALL
418 NW MAXMORE DR
LAKE CITY, FL 32055

2026

12-3S-16-02096-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
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
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	2,035	100	
FCP	506	25	
FOP	120	30	
FOP	302	30	
FST	60	55	
TOTALS	3,023		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,321	122.8689	137.61	319,393	2008	2008	0	0	17.00	83.00	
3 SINGLE FAM			100% - 2010	Heated Area: 2035			HX Base Yr 2010					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	265,096			
TOTAL MARKET OB/XF VALUE	3,811			
TOTAL LAND VALUE - MARKET	58,080			
TOTAL MARKET VALUE	326,987			
SOH/AGL Deduction	102,360			
ASSESSED VALUE	224,627			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	173,216			
TOTAL JUST VALUE	326,987			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	318,565			
XFOB:1:1: VAN DYKE M H				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26109	SFR	589	08/09/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1190/1358	3/10/2010	QC	U	I	11	100
GRANTOR: JULIA G & JOE RANDALL						
GRANTEE: JULIA G & JOE RANDA						
0854/2151	3/09/1998	WD	Q	V	01	0
GRANTOR: JULIA R OSBORN						
GRANTEE: JULIA, JOE & ALLEN						

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	0021	BARN,FR AE	0	100	24	15	1.00	UT	1,030.00	50	0	0	3	50	515	
2	0031	BARN,MT AE	0	100	12	24	288.00	UT	4.50	100	0	0	3	100	1,296	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2008	2008	3	100	2,000	

BUILDING NOTES		
BLD DATE		
XF DATE		
INC DATE		
LGL DATE	05/12/2026	MLU
LAND DATE		
AG DATE		

BUILDING DIMENSIONS		
BAS= W12 FOP= N8 W33 FCP= N22 W23 S22 E23\$ W11 FST= W12 S5 E12 N5\$ S5 E23 S4 E19 N1 E2\$ W2 S1 W19 N4 W35 S24 E9 S4 E14 S6 FOP= S6 E20 N6 W20\$ E20 S3 E13 N5 E12 N29\$.		

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	5.00	AC		1.00	1.00	0.80	7,500.00	6,000.00	30,000								
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.68	AC		1.00	1.00	0.80	7,500.00	6,000.00	28,080								