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/

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

2027

12-3S-16-02096-001

BUILDING CHARACTERISTICS

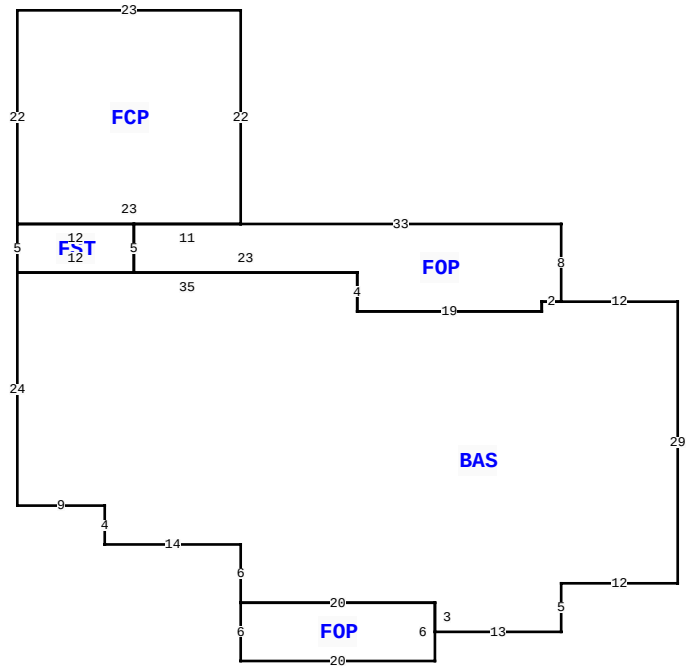
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,035	100		2,035	228,292
FCP	506	25		126	14,135
FOP	120	30		36	4,039
FOP	302	30		91	10,209
FST	60	55		33	3,702
TOTALS	3,023			2,321	260,376

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	135.16	313,706	2008	2008	0	0	0	17.00	83.00

3 SINGLE FAM 100% - 2010 Heated Area: 2035 HX Base Yr 2010



418 NW MAXMORE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		260,376
TOTAL MARKET OB/XF VALUE		3,811
TOTAL LAND VALUE - MARKET		58,080
TOTAL MARKET VALUE		322,267
SOH/AGL Deduction		90,901
ASSESSED VALUE		231,366
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,955
TOTAL JUST VALUE		322,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,987

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						

BUILDING NOTES

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$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 3,811

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/09/2023 BY JB Total Acres: 9.68 Total Land Value: 58,080 Market: 0 Agricultural: 0 Common: 58,080 PRINTED 11/16/2026 BY SYS