LOT 10 HUNNINGTON PLACE PHS 1.

WD 1123-1693, WD 1127-1732, 1734

OSBORN MICHAEL L JR/OSBORN CHERYL C
324 SW NEWLYWED CT
LAKE CITY, FL 32024-1157

2027

14-4S-16-02973-110

BUILDING CHARACTERISTICS

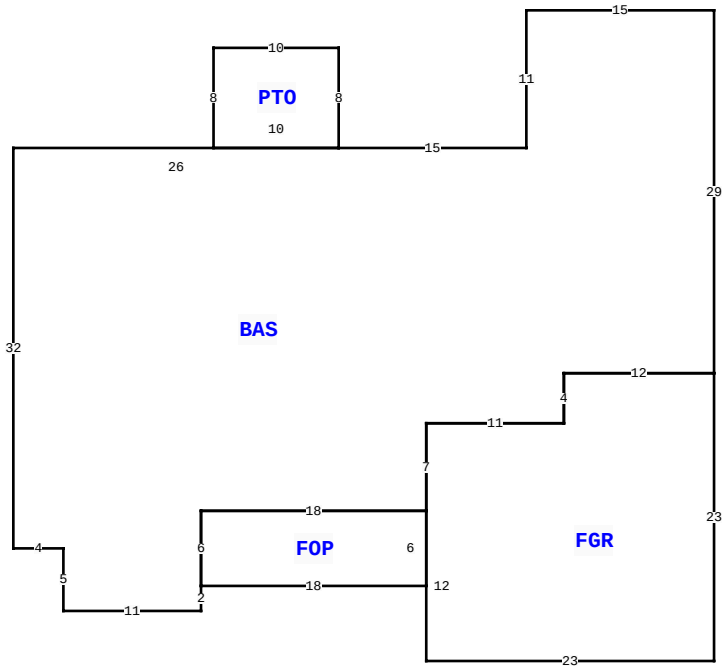
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	194,769
FGR	485	55		267	30,955
FOP	108	30		32	3,710
PTO	80	5		4	464
TOTALS	2,353			1,983	229,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,983	126.9774	139.68	276,985	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2014 Heated Area: 1680 HX Base Yr 2014



324 SW NEWLYWED CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	979.00	UT	3.00	3.00	100	2008	2008	3	100	2,937	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		229,898
TOTAL MARKET OB/XF VALUE		3,237
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		268,135
SOH/AGL Deduction		100,053
ASSESSED VALUE		168,082
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,671
TOTAL JUST VALUE		268,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26280	SFR	542	09/27/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1259/1804	8/09/2013	WD	Q	I	01	173,500
GRANTOR: LACEY & LESLIE E CANN						
GRANTEE: MICHAEL L JR & CHER						
1193/1447	4/28/2010	WD	Q	I	01	165,000
GRANTOR: PRUDENTIAL BUILDERS I						
GRANTEE: LACEY CANNON & LESL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S11 W15 PTO= N8 W10 S8 E10$ W26 S32 E4 S5 E11 N2
FOP= E18 N6 W18 S6$ N6 E18 FGR= S12 E23 N23 W12 S4 W11 S7$ N7 E11 N4 E12 N29$.

LAND DESCRIPTION

TOTAL OB/XF 3,237

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/18/2024 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS