

LOT 12 HUNNINGTON PLACE PHS 1.
 WD 1123-1693, WD 1127-1732,1734,

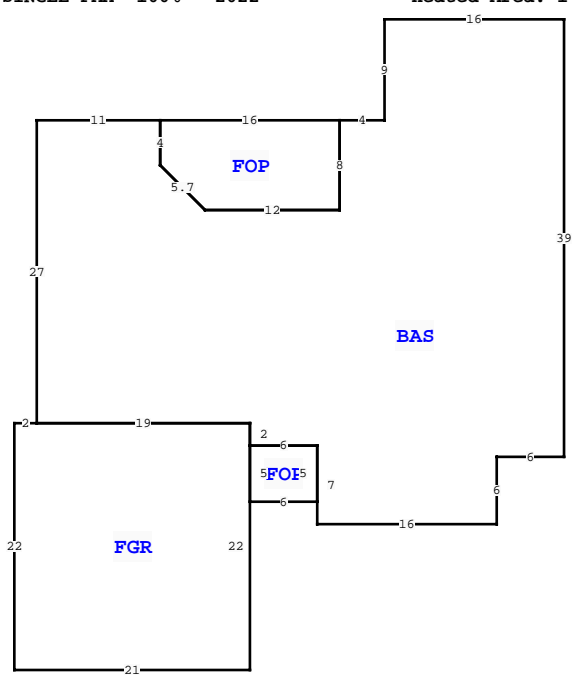
OSBORN MICHAEL L/OSBORN DELORES K
 325 SW NEWLYWED CT
 LAKE CITY, FL 32024

2026

14-4S-16-02973-112


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPK 50
Interior Floor	15 HARDTILE 50
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	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	14416.00 1.00/

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%	- 2022									Heated Area: 1467	HX Base Yr 2022



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,467	100		1,467	181,217
FGR	462	55		254	31,376
FOP	30	30		9	1,111
FOP	120	30		36	4,447
TOTALS	2,079			1,766	218,152

325 SW NEWLYWED CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		218,152	
TOTAL MARKET OB/XF VALUE		10,668	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		263,820	
SOH/AGL Deduction		161,937	
ASSESSED VALUE		101,883	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		50,472	
TOTAL JUST VALUE		263,820	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,749	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053006	Generator		05/05/2025
26281	SFR	460	09/27/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/157	8/12/2021	WD Q	Q	I	01	245,000
GRANTOR: PAZEL JOHN M						
GRANTEE: OSBORN MICHAEL L						
1302/2243	9/11/2015	WD U	U	I	11	0
GRANTOR: PHILIP BROWN & ASHLEY						
GRANTEE: JOHN M PAZEL						

EXTRA FEATURES	
L N	OB/XF CODE
1	0166
2	0120
3	0104

BUILDING NOTES	
BAS= W16 S9 W4 FOP= W16 S4 D4 R4 E12 N8S S8 W12 L4 U4 N4 W11 S27 FGR= W2 S22 E21 N22 W19S E19 S2 FOP= S5 E6 N5 W6S E6 S7 E16 N6 E6 N39S .	

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	0166	CONC, PAVMT	0	100	0	0		1,184.00	UT	2.00				2,368	
2	0120	CLFENCE	4	0	100	0	0	400.00	UT	6.50				2,600	
3	0104	GENERATOR	0	100	0	0		1.00	UT	6,000.00			95	5,700	

LAND DESCRIPTION		TOTAL OB/XF														10,668								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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						1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							