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

2027

14-4S-16-02973-112

BUILDING CHARACTERISTICS

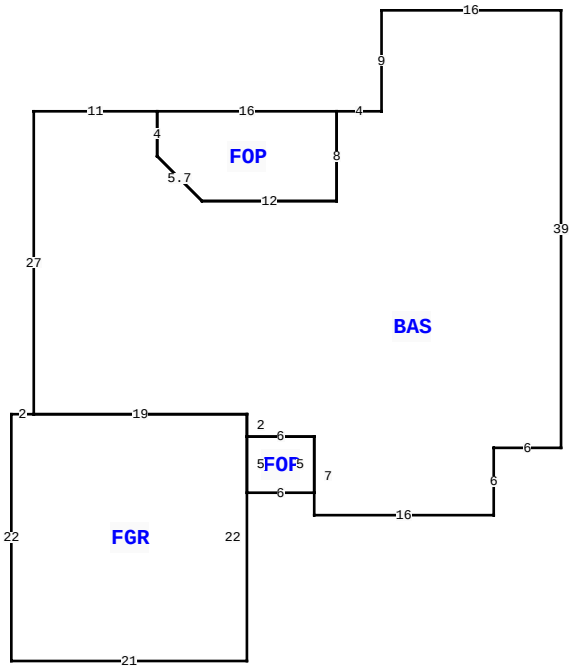
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,467	100		1,467	177,978
FGR	462	55		254	30,815
FOP	30	30		9	1,092
FOP	120	30		36	4,367
TOTALS	2,079			1,766	214,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,766	132.8800	146.17	258,136	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2022 Heated Area: 1467 HX Base Yr 2022



325 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	1,184.00	UT	2.00	2.00	100	2008	2008	3	100	2,368	
2	0120	CLFENCE 4	0	100	0	0	400.00	UT	6.50	6.50	100	2009	2009	3	100	2,600	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		214,253
TOTAL MARKET OB/XF VALUE		10,668
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		259,921
SOH/AGL Deduction		154,982
ASSESSED VALUE		104,939
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,528
TOTAL JUST VALUE		259,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,820

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	I	01	245,000
GRANTOR: PAZEL JOHN M						
GRANTEE: OSBORN MICHAEL L						
1302/2243	9/11/2015	WD	U	I	11	0
GRANTOR: PHILIP BROWN & ASHLEY						
GRANTEE: JOHN M PAZEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S9 W4 FOP= W16 S4 D4 R4 E12 N8$ S8 W12 L4 U4 N4 W11 S27 FGR= W2 S22 E21 N22 W19$ E19 S2 FOP= S5 E6 N5 W6$ E6 S7 E16 N6 E6 N39$.

LAND DESCRIPTION

TOTAL OB/XF 10,668

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 03/09/2026 BY robin Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS