COMM S LINE OF SEC & W R/W OF SR
ALONG R/W 1420.24 FT FOR POB, CO
ALONG R/W 278.50 FT, S 58 DG W 3

OGBURN JOSEPH M/OGBURN TAMMY C
P O BOX 2043
LAKE CITY, FL 32055

2027

19-3S-17-05082-000

BUILDING CHARACTERISTICS

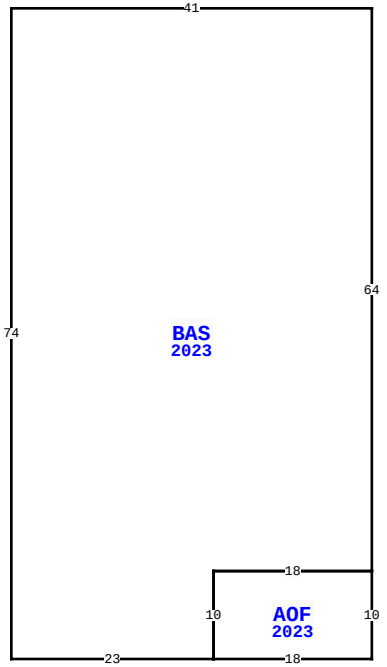
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	25	MOD METAL 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	180	110	2023	198	1,820
BAS	2,854	100	2023	2,854	26,229
TOTALS	3,034			3,052	28,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	04	3,052	49.6829	18.38	56,096	1970	1970	0	0	0	50.00	50.00

1 C B MISC 0% - 2023 Heated Area: 3034 HX Base Yr



1756 NW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0030	BARN,MT	0	0	30	40	1.00	UT	0.00	0.00	100	0	0	3	100	4,500	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,500	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,500	
4	0252	LEAN-TO W/	0	0	26	40	1.00	UT	2,500.00	2,500.00	100	2019	2019	3	100	2,500	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	28,048
TOTAL MARKET OB/XF VALUE	15,000
TOTAL LAND VALUE - MARKET	38,400
TOTAL MARKET VALUE	81,448
SOH/AGL Deduction	0
ASSESSED VALUE	81,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,448
TOTAL JUST VALUE	81,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/2706	1/26/2022	WD	U	I	30	200,000
GRANTOR: FAUL HARVEY C LIVING						
GRANTEE: OGBURN JOSEPH M						
1324/1127	10/04/2016	WD	U	I	11	100
GRANTOR: HARVEY C & JOHN WILLA						
GRANTEE: HARVEY C FAUL & REL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] S74 E23 N10 E18 N64 W41 $
AOF=[YR=2023;ORIG=33,74] S10 E18 N10 W18 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,000

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	2500	C	SRVC SHOPS	0		I	0.00	0.00	1.92	AC		1.00	1.00	1.00	20,000.00	20,000.00	38,400							

REVIEW DATE 03/17/2026 BY JB Total Acres: 1.92 Total Land Value: 38,400 Market: 0 Agricultural: 0 Common: 38,400 PRINTED 11/17/2026 BY SYS