

LOT 16 OAK FOREST LANDING S/D.
828-1902, WD 1048-2549, CT 1220-

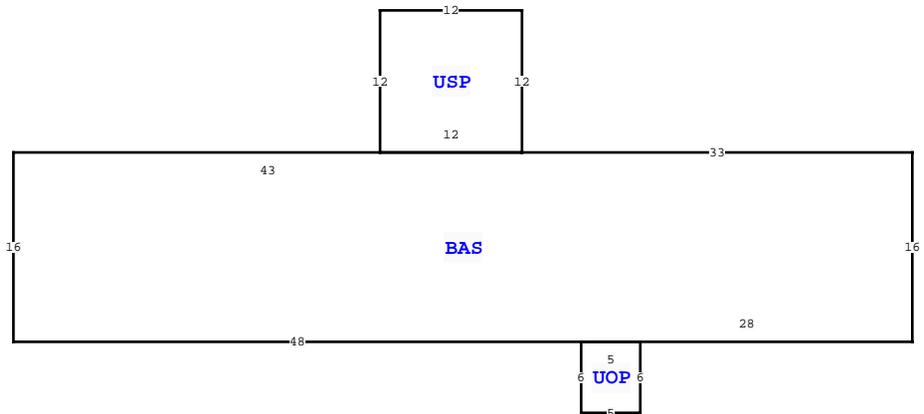
O'NEAL WANDA GAIL
139 NE OAK FOREST GLN
LAKE CITY, FL 32055

2026

20-3S-17-05182-116

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	08	DECORATIVE 100
Interior Floor	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,274	105.3000	63.18	80,491	1998	1998	0	0	60.00	40.00		
2 MOBILE HME 100% - 2014 Heated Area: 1216 HX Base Yr 2014													



Quality	03	03			
DOR CODE	0100 SINGLE FAMILY				
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	20317.100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	30,731
UOP	30	25		8	202
USP	144	35		50	1,264
TOTALS	1,390			1,274	32,196

139 NE OAKFOREST GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	0296	SHED METAL	0	100	0	0			80.00	UT	9.00			3	100	720
2	0296	SHED METAL	0	100	0	0			80.00	UT	9.00			3	100	720
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00			3	100	7,000
4	0263	PRCH, USP	0	100	0	0			1.00	UT	0.00			3	100	200

TOTAL OB/XF 8,640

LAND DESCRIPTION																								
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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE			32,196	
TOTAL MARKET OB/XF VALUE			8,640	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			59,336	
SOH/AGL Deduction			23,485	
ASSESSED VALUE			35,851	
TOTAL EXEMPTION VALUE			30,000	
BASE TAXABLE VALUE			5,851	
TOTAL JUST VALUE			59,336	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			59,336	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30957	M H	464	04/18/2013
15631	M H	125	06/09/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1231/0947	3/01/2012	WD U	U	V	40	17,900
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: WILLIAM J & WANDA G						
1220/2645	8/24/2011	CT U	U	V	18	100
GRANTOR: CLERK OF COURT (CLARA						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W33 USP= N12 W12 S12 E12\$ W43 S16 E48 UOP= S6 E5 N6 W5\$ E28 N16\$.