BEG SW COR, RUN N 1166.19 FT, E 289.54 FT, N 12 DEG E 446.40 FT RD, S 73 DEG E ALONG R/W 300 FT,

ODUM HERMAN J LIVING TRUST
363 NW CELTIC CT
LAKE CITY, FL 32055

2027

21-3S-16-02216-031

BUILDING CHARACTERISTICS

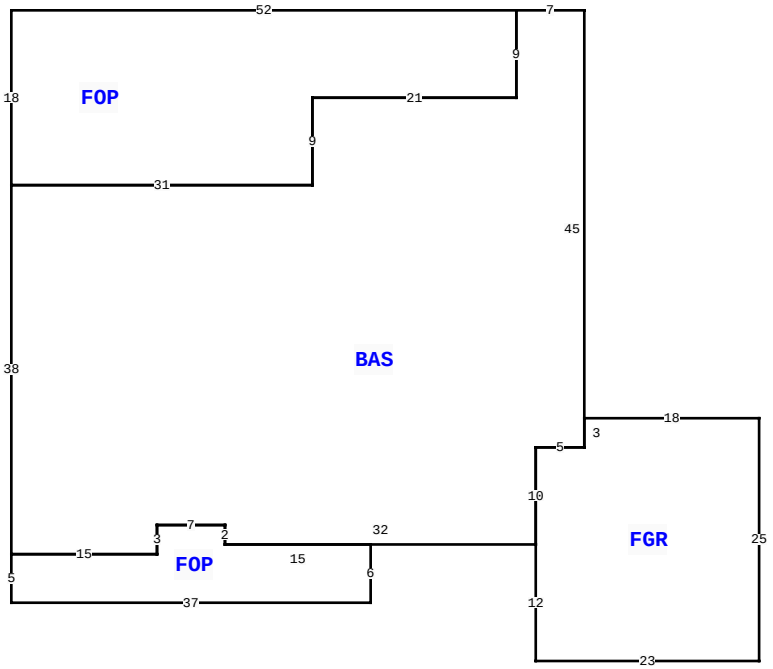
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,449	100		2,449	289,888
FGR	560	55		308	36,458
FOP	221	30		66	7,812
FOP	747	30		224	26,515
TOTALS	3,977			3,047	360,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,047	120.9065	133.00	405,251	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2015 Heated Area: 2449 HX Base Yr 2015



363 NW CELTIC CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0031	BARN,MT AE	0	100	36	48	1,728.00	UT	9.00	9.00	100	2014	2014	3	100	15,552	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,600	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
4	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2024	2023		97	28,518	
5	0166	CONC,PAVMT	0	100	0	0	1,140.00	UT	5.00	5.00	100	2024	2023		100	5,700	
6	0282	POOL ENCL	0	100	30	52	1,560.00	UT	15.00	15.00	100	2024	2023		85	19,890	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		360,673
TOTAL MARKET OB/XF VALUE		75,760
TOTAL LAND VALUE - MARKET		119,120
TOTAL MARKET VALUE		455,193
SOH/AGL Deduction		99,817
ASSESSED VALUE		355,376
TOTAL EXEMPTION VALUE	VX HX HB VP	205,893
BASE TAXABLE VALUE		149,483
TOTAL JUST VALUE		555,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051226	Roof Replacement	51,627	10/24/2024
000046953	Screen Enclosure	17,800	04/13/2023
000046087	Swimming Pool and	80,000	12/13/2022
31393	SFR	1,055	08/27/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/2703	6/30/2021	WD	U	I	11	100
GRANTOR: ODUM HERMAN J						
GRANTEE: ODUM HERMAN J LIVIN						
1256/2433	6/17/2013	WD	Q	V	01	75,000
GRANTOR: ROBERT O LATIMER						
GRANTEE: HERMAN J & SHARON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FOP= W52 S18 E31 N9 E21 N9$ S9 W21 S9 W31 S38 FOP= S5 E37 N6 W15 N2 W7 S3 W15$ E15 N3 E7 S2 E32 FGR= S12 E23 N25 W18 S3 W5 S10$ N10 E5 N45$.

LAND DESCRIPTION

TOTAL OB/XF 75,760

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		A-1	0.00	0.00	1.89	AC		1.00	1.00	1.00	8,000.00	8,000.00	15,120							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.00	AC		1.00	1.00	1.00	280.00	280.00	3,640							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	104,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 14.89 Total Land Value: 18,760 Market: 104,000 Agricultural: 3,640 Common: 15,120 PRINTED 11/17/2026 BY SYS