LOTS 2 & 3 BLK A LAKEWOOD ESTATES S/D UNIT II REPLAT.

ABBOTT TRACY A
138 NW OMAHA WAY
LAKE CITY, FL 32055

2027

23-3S-16-02272-152

BUILDING CHARACTERISTICS

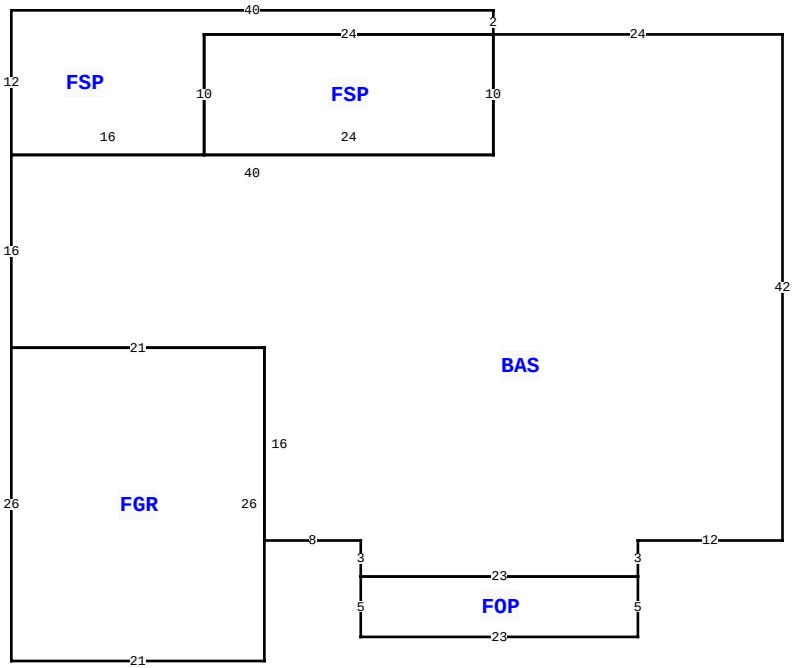
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		23316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,021	100		2,021	191,954
FGR	546	55		300	28,494
FOP	115	30		34	3,230
FSP	240	40		96	9,118
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TOTALS	3,162			2,547	241,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,547	115.1304	126.64	322,552	2005	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2010 Heated Area: 2021 HX Base Yr 2010



138 NW OMAHA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		241,914
TOTAL MARKET OB/XF VALUE		17,155
TOTAL LAND VALUE - MARKET		56,000
TOTAL MARKET VALUE		315,069
SOH/AGL Deduction		82,412
ASSESSED VALUE		232,657
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		181,246
TOTAL JUST VALUE		315,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,482

SALE:1:1: 6 LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37150	POOL ENCL	144	08/29/2018
25619	PUMP/UTPOL	50	03/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1169/2744	3/26/2009	WD	Q	I	01	230,000
GRANTOR: AIMEE HUNTER-DAVIS						
GRANTEE: TRACY A ABBOTT						
1034/2970	1/06/2005	WD	Q	V		50,800
GRANTOR: MORRISON						
GRANTEE: HALSTEAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N2 W40 S12 E16 N10 E24$ FSP= W24 S10 E24 N10$ S10 W40 S16 FGR= S26 E21 N26 W21$ E21 S16 E8 S3 FOP= S5 E23 N5 W23$ E23 N3 E12 N42$.

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	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,500	
2	0296	SHED METAL	0	100	20	25	500.00	UT	10.00	10.00	100	2007	2007	3	100	5,000	
3	0252	LEAN-TO W/	0	100	12	25	300.00	UT	2.50	2.50	100	2007	2007	3	100	750	
4	0120	CLFENCE 4	0	100	0	0	170.00	UT	6.50	6.50	100	2009	2009	3	100	1,105	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
6	0282	POOL ENCL	0	100	20	40	800.00	UT	15.00	15.00	100	2018	2018	3	60	7,200	

LAND DESCRIPTION

TOTAL OB/XF 17,155

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	2.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	56,000							

REVIEW DATE 05/15/2023 BY JB Total Acres: 2.49 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 11/17/2026 BY SYS