LOT 2 BLOCK B LAKEWOOD ESTATES
S/D UNIT II REPLAT.

HOFFMAN ROBERT W/HOFFMAN DOREEN
161 NW OMAHA WAY
LAKE CITY, FL 32055

2027

23-3S-16-02272-162

BUILDING CHARACTERISTICS

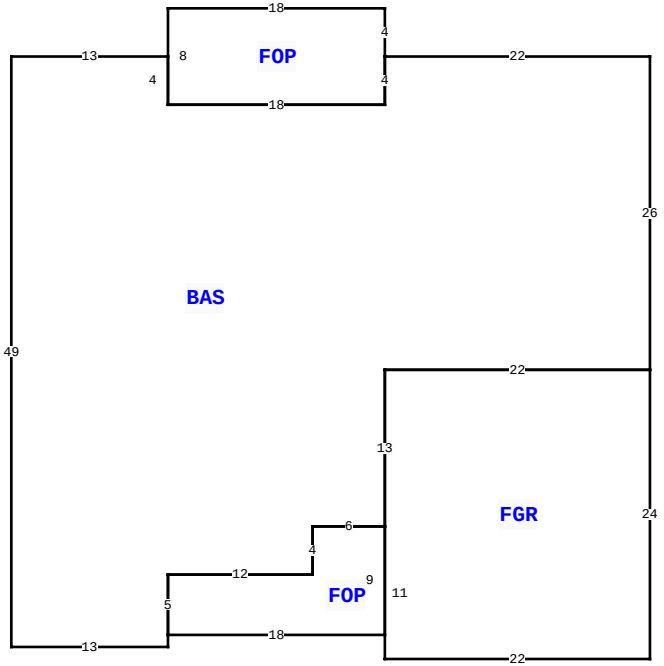
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,887	100		1,887	205,789
FGR	528	55		290	31,626
FOP	114	30		34	3,708
FOP	144	30		43	4,690
TOTALS	2,673			2,254	245,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,254	123.9282	136.32	307,265	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 1887 HX Base Yr 2020



161 NW OMAHA WAY, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		245,812
TOTAL MARKET OB/XF VALUE		21,986
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		302,798
SOH/AGL Deduction		81,649
ASSESSED VALUE		221,149
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,738
TOTAL JUST VALUE		302,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,270

SALE:1:1: LOT 2 BLK B LAKEWOOD ESTATES UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38247	STORAGE	180	06/18/2019
22650	SFR	581	12/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/0812	3/11/2019	WD	Q	I	01	250,000
GRANTOR: BRANDI N GUDE						
GRANTEE: ROBERT W & DOREEN H						
1031/2804	11/29/2004	WD	Q	V		25,000
GRANTOR: ALLEN						
GRANTEE: GUDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= N4 W18 S8 E18 N4$ S4 W18 N4 W13 S49 E13 N1 FOP= E18 N9 W6 S4 W12 S5 $ N5 E12 N4 E6 FGR= S11 E22 N24 W22 S13$ N13 E22 N26$.

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	1,768.00	UT	2.00	2.00	100	2005	2005	3	100	3,536	
2	0120	CLFENCE 4	0	100	0	0	140.00	UT	6.50	6.50	100	2009	2009	3	100	910	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	14,640	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
6	0214	GRN HOUSE	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 21,986

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 05/16/2023 BY KS Total Acres: 1.48 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS