LOT 59 SPRINGHOLLOW S/D.

403-35, 836-964, 836-965,

SZAROLETA JOHN A II
123 NW WHITE OAK GLN
LAKE CITY, FL 32055

2027

24-3S-16-02273-053

BUILDING CHARACTERISTICS

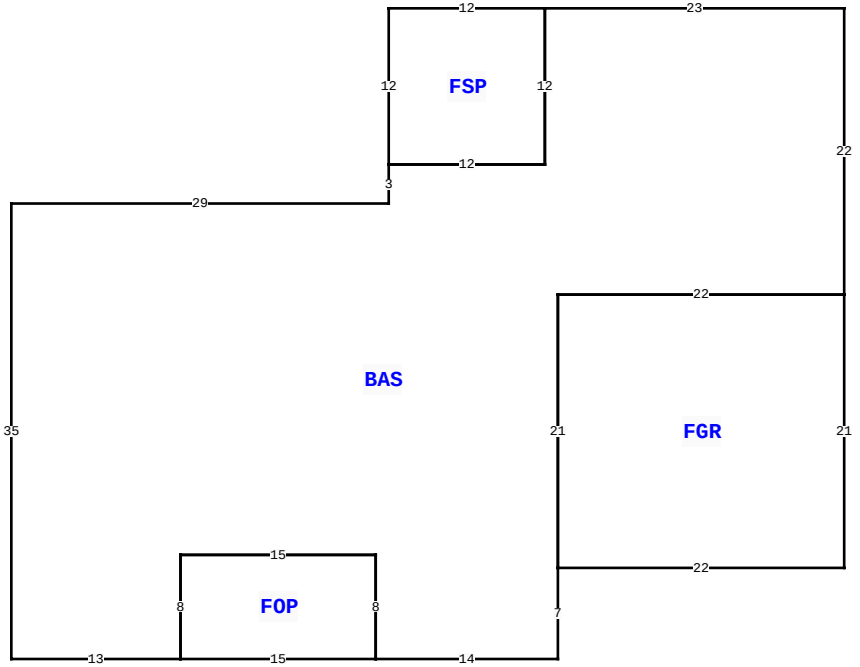
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	24316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,885	100		1,885	184,546
FGR	462	55		254	24,867
FOP	120	30		36	3,525
FSP	144	40		58	5,678
TOTALS	2,611			2,233	218,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,233	120.2702	132.30	295,426	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2021 Heated Area: 1885 HX Base Yr 2021



123 NW WHITE OAK GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2025 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	1,230.00	UT	2.00	2.00	100	1999	1999	3	100	2,460	
2	0294	SHED WOOD/	0	100	8	8	64.00	UT	7.50	7.50	100	1999	1999	3	100	480	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
4	0081	DECKING WI	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		218,615
TOTAL MARKET OB/XF VALUE		4,940
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		247,555
SOH/AGL Deduction		41,565
ASSESSED VALUE		205,990
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		154,579
TOTAL JUST VALUE		247,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14125	SFR	315	06/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/1540	4/08/2020	WD	Q	I	01	214,900
GRANTOR: VICTOR S BOUDREAU						
GRANTEE: JOHN A SZAROLETA II						
1371/2777	11/02/2018	WD	Q	I	01	195,000
GRANTOR: JOSHUA C & SARAH H GA						
GRANTEE: VICTOR S BOUDREAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= W12 S12 E12 N12$ S12 W12 S3 W29 S35 E13 FOP= E15 N8 W15 S8$ N8 E15 S8 E14 N7 FGR= E22 N21 W22 S21$ N21 E22 N22$.

LAND DESCRIPTION

TOTAL OB/XF 4,940

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/17/2023 BY KS Total Acres: 0.80 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS