

NE1/4 OF NW1/4 OF NE1/4, EX RD,
NW1/4 OF NE1/4 & THE N 25 FT OF
OF NE1/4, EX RD R/W.

OHMER PATRICK J SR/OHMER CHERRI C
187 SE STILES WAY
LAKE CITY, FL 32025

2026

24-4S-17-08726-000
VALUATION SUMMARY

ELEMENT		CD		CONSTRUCTION	
Exterior Wall	06	BD/BATTEN	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	06	VINYL ASB	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		1.5	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	05	05			
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	24417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	113,640
FCP	360	25		90	7,103
FOP	108	30		32	2,525
UST	126	45		57	4,498
TOTALS	2,034			1,619	127,766

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2024								
			Heated Area: 1440			HX Base Yr 2024					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			127,766
TOTAL MARKET OB/XF VALUE			30,300
TOTAL LAND VALUE - MARKET			66,500
TOTAL MARKET VALUE			211,686
SOH/AGL Deduction			15,259
ASSESSED VALUE			196,427
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			145,016
TOTAL JUST VALUE			224,566
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			224,566
LAND:1:1: LAND IS LOW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044052	Electrical Servic	0	03/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/1655	12/31/2020	QC	U	V	30	100
GRANTOR: OHMER PATRICK JOSEPH						
GRANTEE: OHMER PATRICK JOSEPH						
1211/0982	12/03/2010	WD	Q	I	01	120,000
GRANTOR: CHARLES L STILES & ET						
GRANTEE: PATRICK J SR & CHER						

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	9,500	
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0020	BARN, FR	0	100	32	42	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
10	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

TOTAL OB/XF																								
28,600																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	10.00	AC		1.00	1.00	0.90	3,500.00	3,150.00	31,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	21,000							
3	6200	A	PASTURE 3	0					4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
4	9910	M	MKT.VAL.AG	0					4.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	14,000							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W48 S2 UST= W18 S7 E18N7\$ S7 FCP= W18 S20 E18 N20SS21 FOP= S6 E18 N6 W18\$ E48 N30\$.											

REVIEW DATE 04/05/2022 BY JB																													
Total Acres: 20.00						Total Land Value: 53,620						Market: 14,000						Agricultural: 1,120						Common: 52,500					

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11	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500																												
12	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200																												
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