LOT 7A BLOCK 1 OAK RIDGE S/D UNR
SW1/4 OF SW1/4, N ALONG W R/W GW
395.94 FT, W 437.50 FT FOR POB,

WOOLUM JOHN/WOOLUM AMY N
643 W DUVAL ST
LAKE CITY, FL 32055

2027

30-3S-17-05867-016

BUILDING CHARACTERISTICS

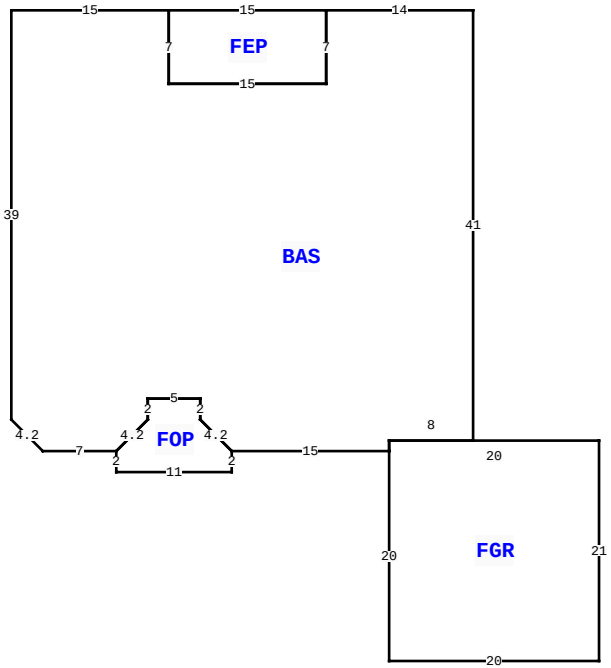
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,697	100		1,697	175,988
FEP	105	80		84	8,712
FGR	420	55		231	23,956
FOP	56	30		17	1,763
TOTALS	2,278			2,029	210,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,029	121.7254	133.90	271,683	2003	2003	0	0	0	22.55	77.45

1 SINGLE FAM 100% - 2006 Heated Area: 1697 HX Base Yr 2006



1285 NW DAKOTA GLN, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 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	656.00	UT	2.00	2.00	100	2003	2003	3	100	1,312	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	800	
3	0169	FENCE/WOOD	0	100	12	24	288.00	UT	7.50	7.50	100	2003	2003	3	100	2,160	
4	0280	POOL R/CON	0	100	12	24	288.00	UT	70.00	70.00	100	2007	2007	3	54	10,886	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	70	2015	2015	3	70	350	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	210,418
TOTAL MARKET OB/XF VALUE	15,508
TOTAL LAND VALUE - MARKET	14,832
TOTAL MARKET VALUE	240,758
SOH/AGL Deduction	68,176
ASSESSED VALUE	172,582
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	121,171
TOTAL JUST VALUE	240,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,578

SALE:1:1: 2 VACANT LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
224	POOL	110	06/27/2007
2471	SFR	471	09/10/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/0057	10/10/2014	WD	U	I	11	100
GRANTOR: JOHN WOOLUM						
GRANTEE: JOHN WOOLUM & AMY N						
1045/2230	4/22/2005	QC	Q	I	06	100
GRANTOR: AMY WOOLUM						
GRANTEE: JOHN WOOLUM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= W15 S7 E15 N7$ S7 W15 N7 W15 S39 R3 D3 E7 FOP= S2 E11 N2 U3 L3 N2 W5 S2 L3 D3 $ U3 R3 N2 E5 S2 R3 D3 E15 FGR= S20 E20 N21 W20 S1$ N1 E8 N41$.

LAND DESCRIPTION

TOTAL OB/XF 15,508

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	11,865.63	SF		1.00	1.00	1.00	1.25	1.25	14,832							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.27 Total Land Value: 14,832 Market: 0 Agricultural: 0 Common: 14,832 PRINTED 11/17/2026 BY SYS