COMM NW COR OF SEC, RUN E 1036.3
CONT E 336.60 FT, S 1284.38 FT,
1288.14 FT TO POB.

OSBORN BRIAN J
344 NW HOGLE PL
LAKE CITY, FL 32055

2027

32-3S-16-02422-005

BUILDING CHARACTERISTICS

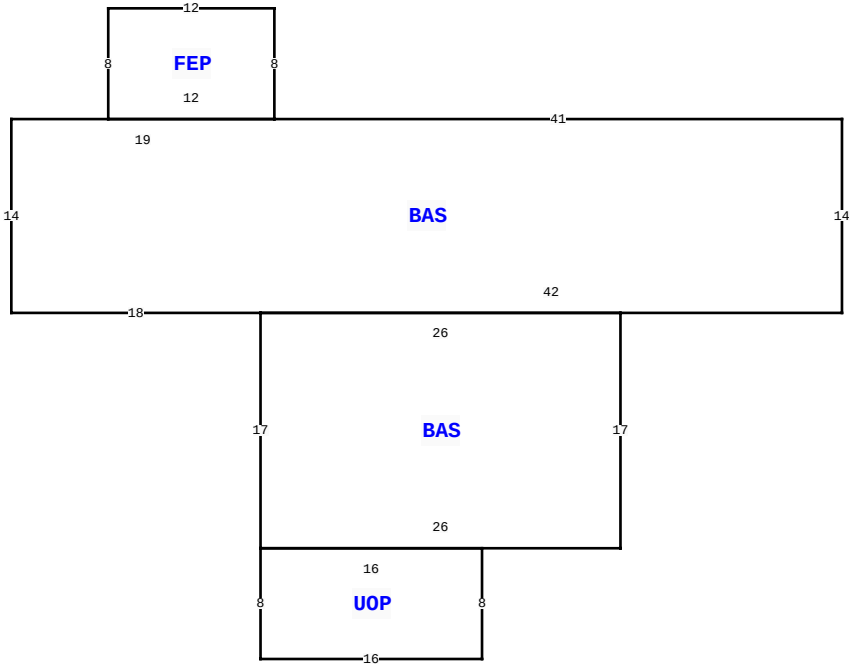
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	442	100		442	5,987
BAS	840	100		840	11,378
FEP	96	85		82	1,111
UOP	128	25		32	434
TOTALS	1,506			1,396	18,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,396	75.2490	45.15	63,029	1986	1986	0	0	10	60.00	30.00

1 MOBILE HME 0% - 2026 Heated Area: 1282 HX Base Yr



313 SW LARRYANNS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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	0040	BARN,POLE	0	0	20	50	1.00	UT	1,600.00	1,600.00	75	1993	1993	3	75	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0040	BARN,POLE	0	0	36	60	2,160.00	UT	2.50	2.50	75	2014	2014	3	75	4,050	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	18,909
TOTAL MARKET OB/XF VALUE	12,650
TOTAL LAND VALUE - MARKET	70,062
TOTAL MARKET VALUE	101,621
SOH/AGL Deduction	0
ASSESSED VALUE	101,621
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,621
TOTAL JUST VALUE	101,621
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0933/2158	8/22/2001	WD	Q	I		50,000
GRANTOR: KATHY LEVEROCK LARNEY						
GRANTEE: BRIAN OSBORN						
0835/1416	2/24/1997	QC	Q	I	03	12,000
GRANTOR: GILBERT LEVEROCK						
GRANTEE: KATY LEVEROCK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FEP= N8 W12 S8 E12$ W19 S14 E18 BAS= S17 UOP= S8 E16 N8 W16$ E26N17 W26$ E42 N14$.

LAND DESCRIPTION

TOTAL OB/XF 12,650

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	0200	C	MBL HM	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	61,750							
2	9600	C	WASTELAND	0		00	0.00	0.00	3.50	AC		1.00	1.00	0.25	9,500.00	2,375.00	8,312							

REVIEW DATE 06/23/2023 BY KS Total Acres: 10.00 Total Land Value: 70,062 Market: 0 Agricultural: 0 Common: 70,062 PRINTED 11/17/2026 BY SYS