LOT 26 HILLS AT ROSE CREEK S/D P
WD 1017-1867, WD 1367-2638,

WILLIAMS JASON W/WILLIAMS KRISTI M
396 SW OAK WAY
LAKE CITY, FL 32025

2027

32-4S-17-09116-126

BUILDING CHARACTERISTICS

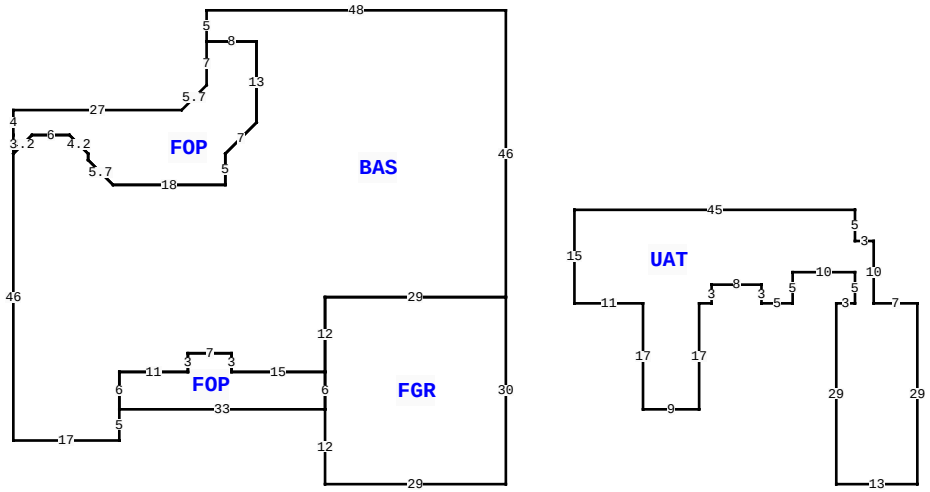
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	32417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,481	100		3,481	451,070
FGR	870	55		478	61,939
FOP	219	30		66	8,553
FOP	432	30		130	16,845
UAT	1,161	10		116	15,032
TOTALS	6,163			4,271	553,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,271	122.7050	134.98	576,500	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 3481 HX Base Yr 2022



396 SW OAK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	37,000	
2	0166	CONC,PAVMT	0	100	0	0	4,000.00	UT	3.00	3.00	100	2022	2021		100	12,000	
3	0280	POOL R/CON	0	100	15	41	615.00	UT	70.00	70.00	100	2024	2023		97	41,759	
4	0166	CONC,PAVMT	0	100	0	0	1,221.00	UT	3.00	3.00	100	2024	2023		100	3,663	
5	0282	POOL ENCL	0	100	34	54	1,836.00	UT	15.00	15.00	100	2024	2023		85	23,409	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		553,440
TOTAL MARKET OB/XF VALUE		117,831
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		736,271
SOH/AGL Deduction		33,458
ASSESSED VALUE		702,813
TOTAL EXEMPTION VALUE	HX HB 13	702,813
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		736,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		746,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056287	Electrical Servic		08/06/2026
000047155	Swimming Pool and	90,000	11/20/2023
000048611	Screen Enclosure	20,000	11/08/2023
000042960	Solar Power Syste	53,000	10/14/2021
38056	STORAGE	405	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/2638	8/31/2018	WD	Q	V	01	53,000
GRANTOR: BRIAN F & KARENA J CR						
GRANTEE: JASON W & KRISTI M						
1017/1867	6/03/2004	WD	Q	V		61,900
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: BRIAN F & KARENA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-30,-20] S46 E17 N5 N6 E11 N3 E7 S3 E15 N12 E29 N46 W48 S5 E8 S13 D5L5 S5 W18 U4L4 N1 U3L3 W6 D3L3 $
FGR=[ORIG=20,3] S12 S6 S12 E29 N30 W29 $
FOP=[ORIG=-30,-20] U3R3 E6 D3R3 S1 D4R4 E18 N5 U5R5 N13 W8 S7 D4L4 W27 S4 S3 $
FOP=[ORIG=-13,15] S6 E33 N6 W15 N3 W7 S3 W11 $
UAT=[ORIG=60,-11] S15 E11 S17 E9 N17 E2 N3 E8 S3 E5 N5 E10 S5 W3 S29 E13 N29 W7 N10 W3 N5 W45 $
.

LAND DESCRIPTION

TOTAL OB/XF 117,831

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/14/2026 BY robin Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS