COMM NE COR OF NW1/4, W 317.43 F
S 25 DEG E 211.50 FT FOR POB, S
DEG W 714.03 FT, N 32 DEG W 273.

OOSTERHOUDT F SAMUEL F III & GERRI M JOINT LIVING
409 NE PEACEFUL DR
LAKE CITY, FL 32055

2027

33-2S-17-04829-006

BUILDING CHARACTERISTICS

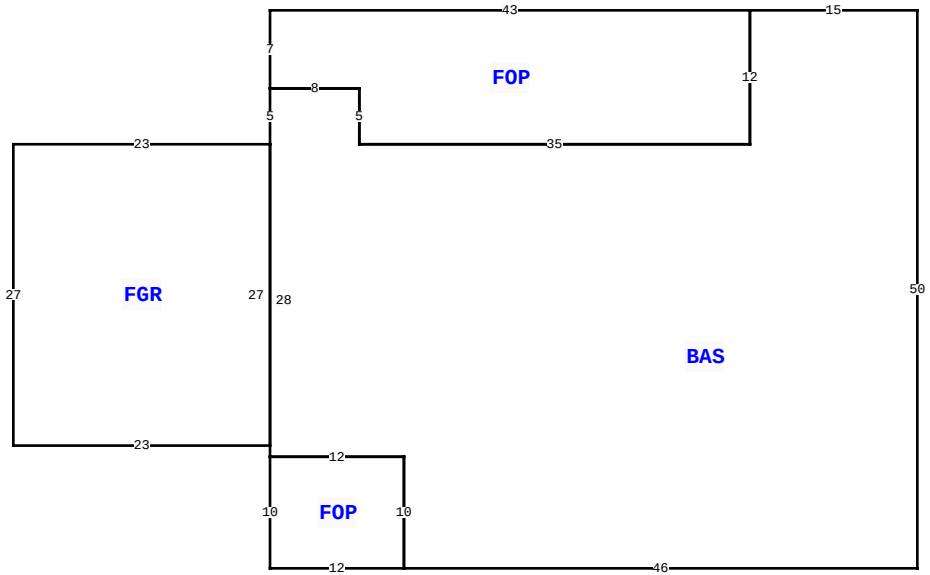
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	33217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,304	100		2,304	219,187
FGR	621	55		342	32,536
FOP	120	30		36	3,425
FOP	476	30		143	13,604
TOTALS	3,521			2,825	268,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,825	112.3200	123.55	349,029	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2003 Heated Area: 2304 HX Base Yr 2003



409 NE PEACEFUL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0040	BARN,POLE	0	100	20	60	1,200.00	UT	2.63	2.63	100	2002	2002	3	100	3,150	
3	0040	BARN,POLE	0	100	12	24	288.00	UT	3.50	3.50	100	2002	2002	3	100	1,008	
4	0040	BARN,POLE	0	100	12	48	576.00	UT	2.50	2.50	100	2002	2002	3	100	1,440	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
6	0264	PRCH,FSP	0	100	10	16	160.00	UT	6.50	6.50	100	2002	2002	3	100	1,040	
7	0261	PRCH, UOP	0	100	16	16	256.00	UT	3.50	3.50	100	2002	2002	3	100	896	
8	0210	GARAGE U	0	100	16	24	284.00	UT	3.50	3.50	100	2002	2002	3	100	994	
9	0264	PRCH,FSP	0	100	10	16	160.00	UT	6.50	6.50	100	2002	2002	3	100	1,040	
10	0260	PAVEMENT-A	0	100	0	0	6,000.00	UT	0.98	0.98	70	2011	2011	3	70	4,095	

LAND DESCRIPTION

TOTAL OB/XF 19,663

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	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	445.00	445.00	3,782							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	68,000							

REVIEW DATE 09/26/2018 BY DF Total Acres: 9.50 Total Land Value: 11,782 Market: 68,000 Agricultural: 3,782 Common: 8,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		268,752
TOTAL MARKET OB/XF VALUE		23,263
TOTAL LAND VALUE - MARKET		76,000
TOTAL MARKET VALUE		303,797
SOH/AGL Deduction		89,915
ASSESSED VALUE		213,882
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,471
TOTAL JUST VALUE		368,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055887	Electrical Servic		06/11/2026
37009	PUMP/UTPOL	50	07/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1551/2108	9/27/2025	QC	U	I	11	100
GRANTOR: OOSTERHOUDT F.S. AKA						
GRANTEE: OOSTERHOUDT F SAMUE						
0960/0570	4/11/2002	WD	Q	V	01	100
GRANTOR: J C MARSH & SONS INC						
GRANTEE: F S OOSTERHOUDT III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= W43 S7 E8 S5 E35 N12$ S12 W35 N5 W8 S5 FGR= W23 S27 E23 N27$ S28 FOP= S10 E12 N10 W12$ E12 S10 E46 N50$.

COMM NE COR OF NW1/4, W 317.43 F
S 25 DEG E 211.50 FT FOR POB, S
DEG W 714.03 FT, N 32 DEG W 273.

OOSTERHOUDT F SAMUEL F III & GERRI M JOINT LIVING
409 NE PEACEFUL DR
LAKE CITY, FL 32055

2027

33-2S-17-04829-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: J C MARSH & SONS INC						
GRANTEE: F S OOSTERHOUDT III						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,600.00	3,600.00	100	2011	2011	3	100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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

REVIEW DATE 09/26/2018 BY DF Total Acres: 9.50 Total Land Value: 11,782 Market: 68,000 Agricultural: 3,782 Common: 8,000 PRINTED 11/17/2026 BY SYS