

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.

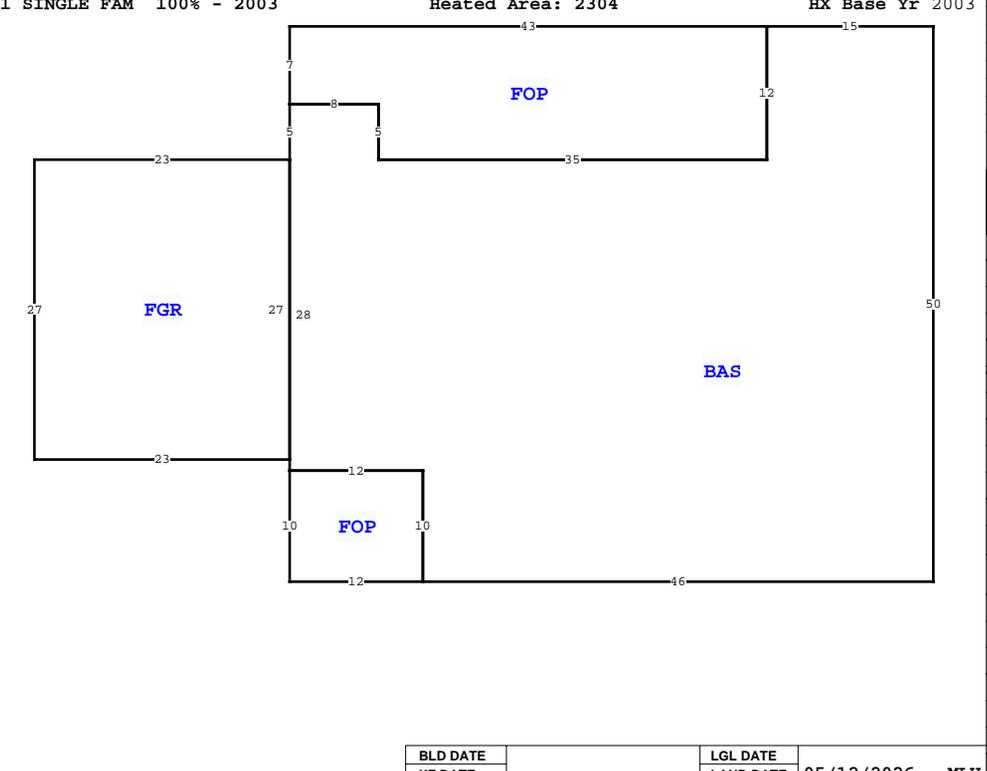
OOSTERHOUDT F SAMUEL F III & GERRI M JOINT LIVING  
409 NE PEACEFUL DR  
LAKE CITY, FL 32055

**2026**

33-2S-17-04829-006  


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	223,179
FGR	621	55		342	33,128
FOP	120	30		36	3,487
FOP	476	30		143	13,852
TOTALS	3,521			2,825	273,646

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%	- 2003								
				Heated Area:	2304			HX Base Yr	2003		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			273,646
TOTAL MARKET OB/XF VALUE			23,263
TOTAL LAND VALUE - MARKET			76,000
TOTAL MARKET VALUE			308,691
SOH/AGL Deduction			100,928
ASSESSED VALUE			207,763
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			156,352
TOTAL JUST VALUE			372,909
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			362,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

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

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/01/2026 BY SYS																								

