S 90 FT LOT 4 BLOCK 1 ODOM'S
SPRING BROOK ADDITION S/D.

O'NEAL PROPERTIES LLC
P O BOX 2166
LAKE CITY, FL 32056

2027

33-3S-17-06835-000

BUILDING CHARACTERISTICS

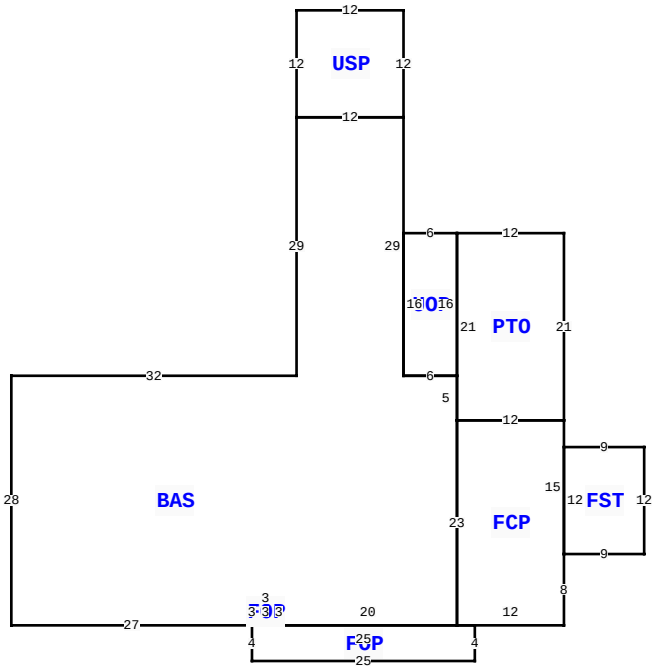
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.160	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,739	100		1,739	74,207
FCP	276	25		69	2,944
FOP	9	30		3	128
FOP	100	30		30	1,280
FST	108	55		59	2,518
PTO	252	5		13	555
UOP	96	20		19	811
USP	144	35		50	2,134
TOTALS	2,724			1,982	84,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,982	92.3634	71.12	140,960	1960	1960	0	0	0	40.00	60.00

1 SFR RENTAL 0% - 0 Heated Area: 1739 HX Base Yr



273 SE CRAIG AVE, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	84,576
TOTAL MARKET OB/XF VALUE	350
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	103,426
SOH/AGL Deduction	0
ASSESSED VALUE	103,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,426
TOTAL JUST VALUE	103,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/1514	1/11/2018	WD	U	I	30	100
GRANTOR: JOHN W & DANETTE O'NE						
GRANTEE: O'NEAL PROERTIES LL						
1289/1974	2/11/2015	WD	U	I	12	40,000
GRANTOR: BANK OF NEW YORK AS T						
GRANTEE: JOHN W & DANETTE O'						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S29 W32 S28 E27 FOP= S4E25 N4 W25$ FOP= E3 N3 W3 S 3$ N3 E3 S3 E20 FCP= E12 N8 FST= E9 N12 W9 S12$ N15 W12 S23$ N23 PTO= E12 N21 W12 S21$ N5 UOP= N16 W6 S16 E6$ W6 N29$ USP= N12 W12 S12E12$.

LAND DESCRIPTION

TOTAL OB/XF 350

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	0		RSF/MH	90.00	132.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/19/2016 BY DF Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS