LOT 1 BLOCK 3 ODOM'S SPRING
BROOK ADDITION S/D.

BLOW RYDERWOOD LLC
495 SW LAKEVIEW AVE
LAKE CITY, FL 32025

**2027**

**33-3S-17-06845-000**

## BUILDING CHARACTERISTICS

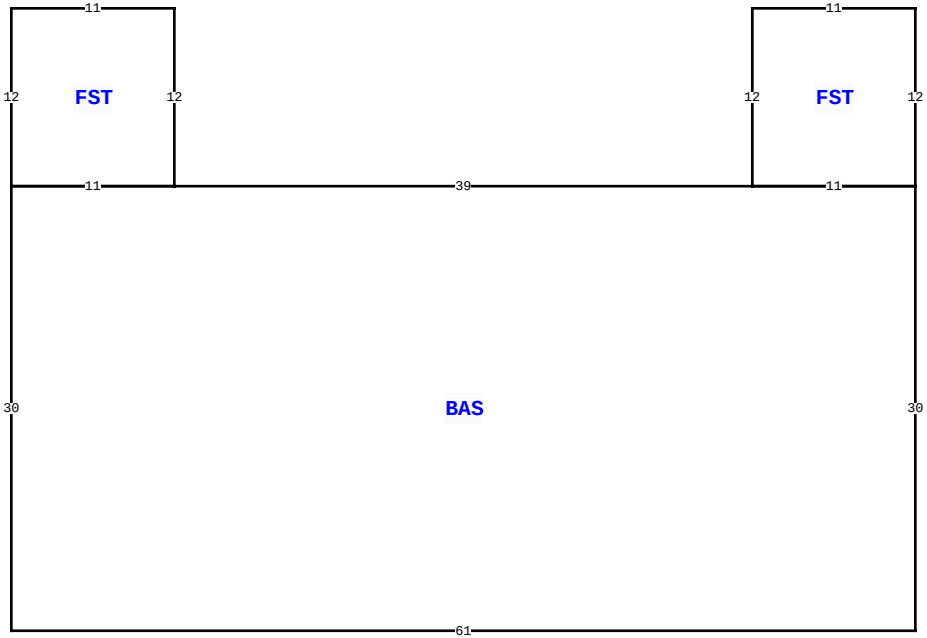
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | | N/A 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 2 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0800 | MULTI-FAM <10 |
| 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 | 1,830 | 100 | | 1,830 | 95,206 |
| FST | 132 | 55 | | 73 | 3,798 |
| FST | 132 | 55 | | 73 | 3,798 |
| TOTALS | 2,094 | | | 1,976 | 102,802 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 03 | 1,976 | 119.5950 | 104.05 | 205,603 | 1967 | 1967 | 0 | 0 | 0 | 50.00 | 50.00 |

1 DUPLEX 0% - 0 Heated Area: 1830 HX Base Yr




132 SE OAKMONT ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 109,537 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 128,037 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 128,037 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 128,037 |
| TOTAL JUST VALUE | 128,037 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 128,159 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1400/0756 | 11/26/2019 | WD | Q | I | 01 | 115,000 |
| GRANTOR: WAYNE DANIEL & SONHWA | | | | | | |
| GRANTEE: BLOW RYDERWOOD LLC | | | | | | |
| 1060/0886 | 9/30/2005 | WD | Q | I | | 120,000 |
| GRANTOR: JULIAN H MCCRANIE JR | | | | | | |
| GRANTEE: WAYNE DANIEL & SONH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W39 FST= N12 W11 S12 E11$ W11 S30 E61 N30 FST= N12W11 S12E11$ W11$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0800 | C | MULTI-FAM | 0 | | RSF/MH | 88.00 | 130.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |
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REVIEW DATE 12/20/2016 BY DF Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS

LOT 1 BLOCK 3 ODOM'S SPRING
BROOK ADDITION S/D.

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LAKE CITY, FL 32025

**2027**

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## BUILDING CHARACTERISTICS

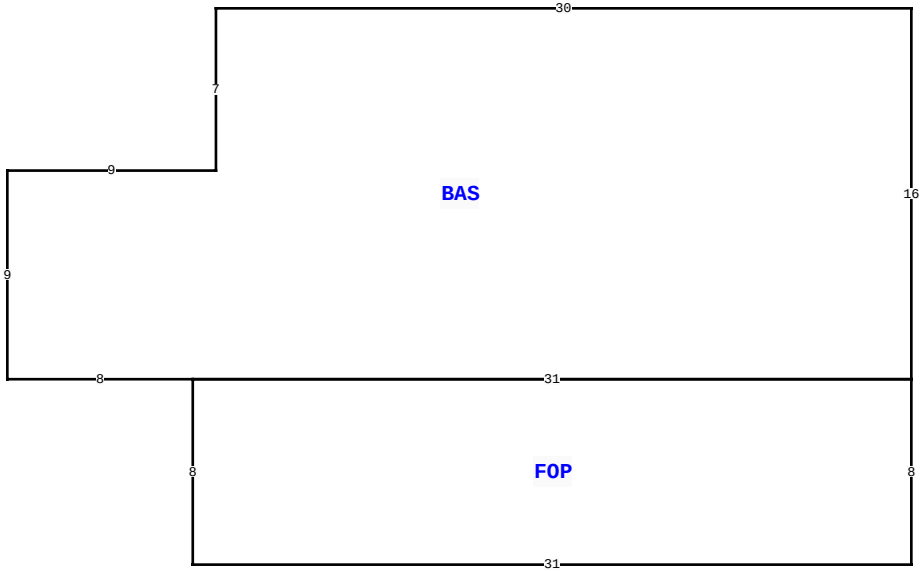
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | | N/A 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0800 | MULTI-FAM <10 |
| 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 | 561 | 100 | | 561 | 5,950 |
| FOP | 248 | 30 | | 74 | 785 |
| TOTALS | 809 | | | 635 | 6,735 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 635 | 48.2088 | 53.03 | 33,674 | 1967 | 1967 | 0 | 0 | 75 | 35.00 | 20.00 |

2 SINGLE FAM 0% - 0 Heated Area: 561 HX Base Yr




132 SE OAKMONT ST, LAKE CITY

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
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## COLUMBIA COUNTY PROPERTY



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| ASSESSED VALUE | 128,037 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 128,037 |
| TOTAL JUST VALUE | 128,037 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 128,159 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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| GRANTOR: JULIAN H MCCRANIE JR | | | | | | |
| GRANTEE: WAYNE DANIEL & SONH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S7 W9 S9 E8 FOP= S8E31 N8 W31$ E31 N16$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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