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

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

2026

33-3S-17-06845-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

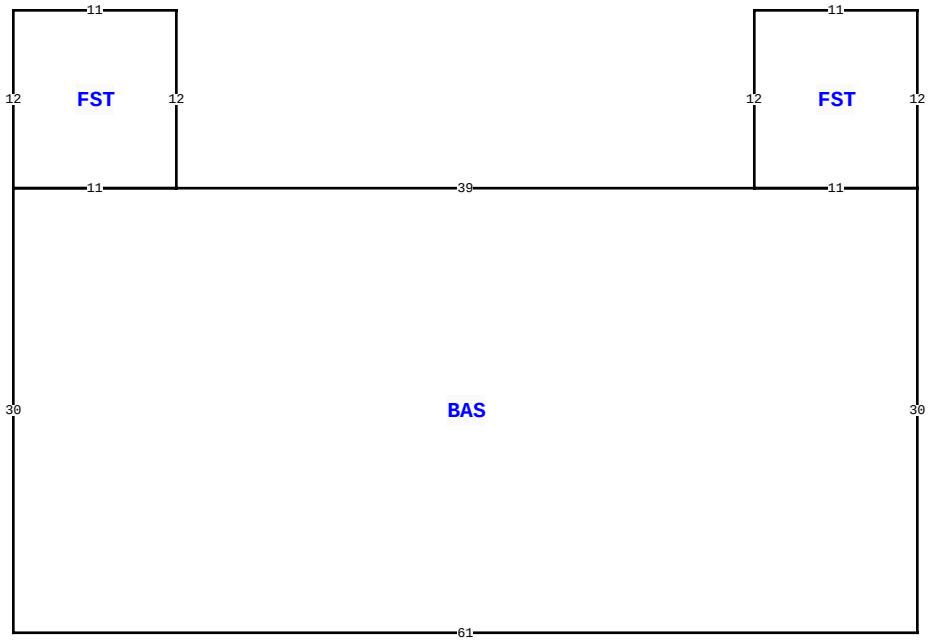
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	98,491
FST	132	55		73	3,929
FST	132	55		73	3,929
TOTALS	2,094			1,976	106,348

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	107.64	212,697	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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	113,328
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	131,828
SOH/AGL Deduction	7,339
ASSESSED VALUE	124,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,489
TOTAL JUST VALUE	131,828
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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$.

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

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/M	H88.00	130.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/20/2016 BY DF Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS

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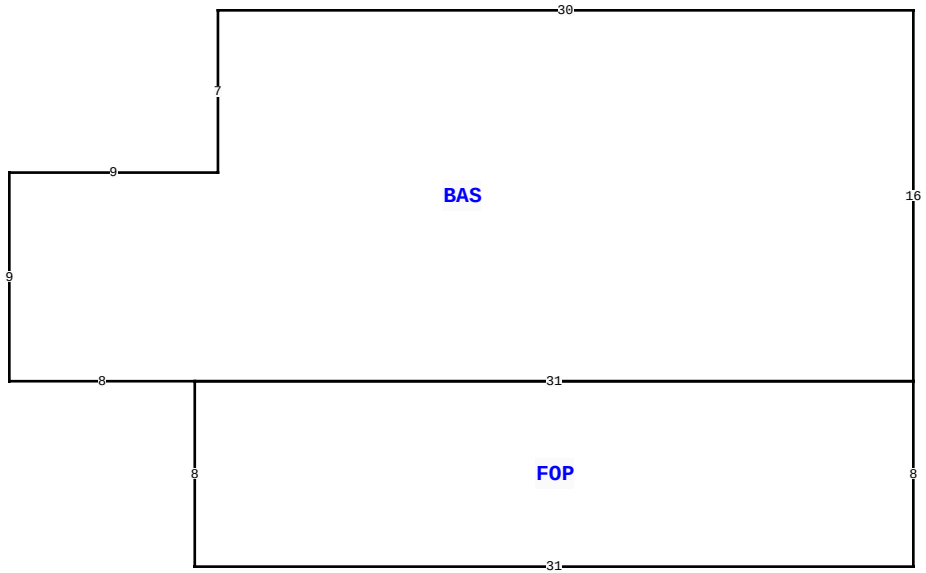
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen 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	6,167
FOP	248	30		74	813
TOTALS	809			635	6,980

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	54.96	34,900	1967	1967	0	0	75	35.00	20.00

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



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1060/0886	9/30/2005	WD	Q	I		120,000
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

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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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