LOT 12 BLOCK 9 COUNTRY CLUB
ESTATES REPLAT S/D.
ORB 651-660, 815-1036, 887-118

WATSON JACK D/WATSON BEVERLY A
327 SE OAKMONT ST
LAKE CITY, FL 32025

2027

34-3S-17-07192-001

BUILDING CHARACTERISTICS

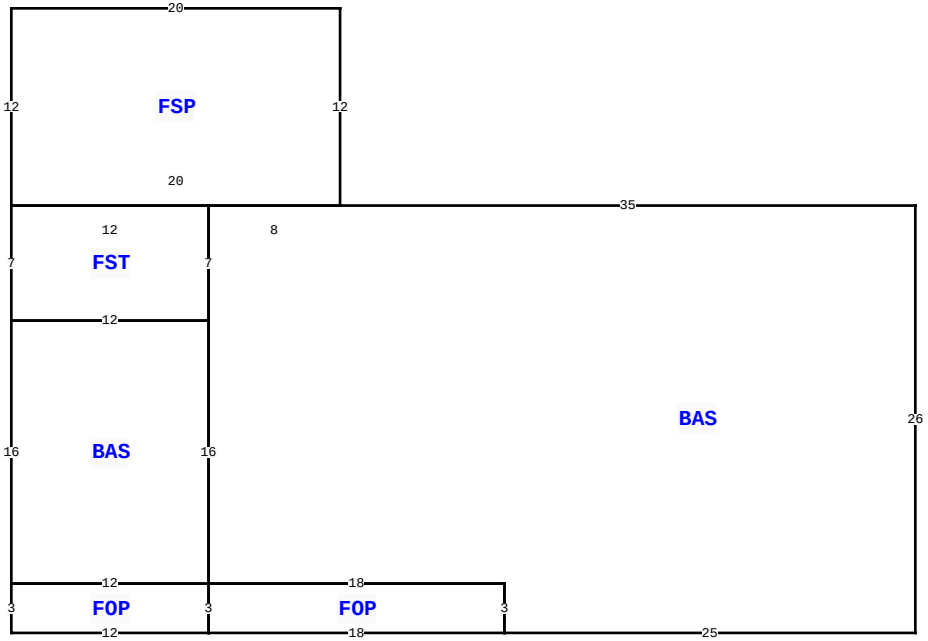
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	15,296
BAS	1,064	100		1,064	84,763
FOP	36	30		11	876
FOP	54	30		16	1,275
FSP	240	40		96	7,648
FST	84	55		46	3,665
TOTALS	1,670			1,425	113,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,425	111.4200	122.56	174,648	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1256 HX Base Yr 2003



327 SE OAKMONT ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		113,521
TOTAL MARKET OB/XF VALUE		1,350
TOTAL LAND VALUE - MARKET		20,905
TOTAL MARKET VALUE		135,776
SOH/AGL Deduction		57,883
ASSESSED VALUE		77,893
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,482
TOTAL JUST VALUE		135,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,842

SALE:1:1: LOT 12 BLK 9 COUNTRY CLUB ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049330	Remodel	14,800	03/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0950/0087	3/27/2002	WD	Q	I		58,000
GRANTOR: E W TODD						
GRANTEE: JACK & BEVERLY WATS						
0887/0118	8/24/1999	WD	Q	I	03	34,500
GRANTOR: LANGFORD						
GRANTEE: E W TODD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FSP= N12 W20 S12 E20$ W8 FST= W12 S7 E12 N7$S7 BAS= W12 S16 E12 N16$ S16 FOP= W12 S3 E12 N3$ FOP= S3 E18 N3 W18$ E18S3 E25 N26$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	50	2003	2003	3	50	250	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,350

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	100		RSF-2	110.00	125.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							

REVIEW DATE 03/24/2026 BY robin Total Acres: 0.32 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905 PRINTED 11/17/2026 BY SYS