

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

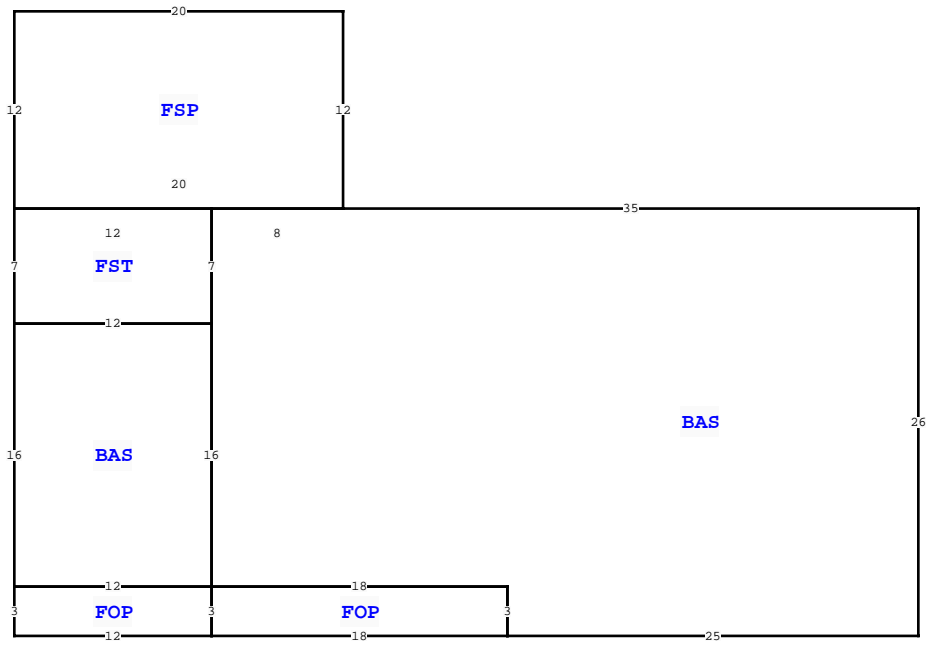
WATSON JACK D/WATSON BEVERLY A
327 SE OAKMONT ST
LAKE CITY, FL 32025

2026

34-3S-17-07192-001
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| 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 Floor | 14 | CARPET 90 | | | |
| Interior Floor | 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 | 1. 100 | | | |
| Architectual Units | 05 | CONV 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 | 15,574 |
| BAS | 1,064 | 100 | | 1,064 | 86,305 |
| FOP | 36 | 30 | | 11 | 892 |
| FOP | 54 | 30 | | 16 | 1,298 |
| FSP | 240 | 40 | | 96 | 7,787 |
| FST | 84 | 55 | | 46 | 3,731 |
| TOTALS | 1,670 | | | 1,425 | 115,587 |

| 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: 1256 | | | | | | HX Base Yr 2003 | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---|-------------|--------|------------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | 115,587 | | |
| TOTAL MARKET OB/XF VALUE | 1,350 | | |
| TOTAL LAND VALUE - MARKET | 20,905 | | |
| TOTAL MARKET VALUE | 137,842 | | |
| SOH/AGL Deduction | 62,218 | | |
| ASSESSED VALUE | 75,624 | | |
| TOTAL EXEMPTION VALUE | 50,624 | | |
| BASE TAXABLE VALUE | 25,000 | | |
| TOTAL JUST VALUE | 137,842 | | |
| 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 | | | | | | |

| 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 | 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 | |

| TOTAL OB/XF | | | | | | | | | | | |
|------------------------------|---------|----------|------------|-----------|---------|--|--|--|--|--|--|
| 327 SE OAKMONT ST, LAKE CITY | | | | | | | | | | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | |
| | | | 04/21/2023 | | MLU | | | | | | |

| 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\$. | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|---------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 2110.00 | 125.00 | 1.00 | LT | | 1.00 | 1.00 | 1.13 | 18,500.00 | 20,905.00 | 20,905 | | | | | | | |