

LOTS 8 & 9 HUNTERS OAK S/D.
ORB 742-2183, WD 1062-19,
WD 1062-20, CT 1239-2681,

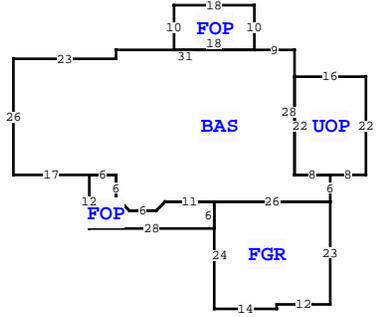
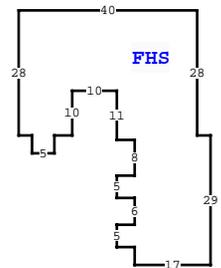
KAHLICH RICHARD G/ANDERSON SARAH E
326 SW OAKWOOD CT
LAKE CITY, FL 32024

2026

34-4S-16-03276-108


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,485	142.3965	162.33	565,720	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2015 Heated Area: 3599 HX Base Yr 2015													



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	34416.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,022	100		2,022	269,149
FGR	612	55		337	44,858
FHS	1,577	60		946	125,922
FOP	180	30		54	7,188
FOP	188	30		56	7,454
UOP	352	20		70	9,318
TOTALS	4,931			3,485	463,890

326 SW OAKWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	2,368.00	UT	2.00	2.00	100	2007	2007	3	100	4,736	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		463,890	
TOTAL MARKET OB/XF VALUE		6,736	
TOTAL LAND VALUE - MARKET		49,632	
TOTAL MARKET VALUE		520,258	
SOH/AGL Deduction		214,289	
ASSESSED VALUE		305,969	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		254,558	
TOTAL JUST VALUE		520,258	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		513,536	
SALE:1:1: 2 LOTS			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24522	SFR	1,062	05/16/2006
14518	M H	125	09/15/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/2221	2/27/2014	CT U	I	I	18	215,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: RICHARD G KAHLICH &						
1239/2681	5/30/2012	CT U	I	I	18	100
GRANTOR: CLERK OF COURT (NEITZ)						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W9 FOP= N10 W18 S10 E18\$ W31 S2 W23 S26 E17 FOP= S12 E28 N6 W11 L2 D2 W6 U2 L2 W1 N6 W6\$ E6 S6 E1 R2 D2 E6 U2 R2 E11 FGR= S24 E14 N1 E12 N23 W26\$ E26 N6 UOP= E8 N22 W16 S22 E8\$ W8 N28\$ PTR= N30 FHS= N29 W3 N28 W40 S28 E3 S4 E5 N4 E4 N10 E10 S11 E4 S8 W4 S5 E4 S6 W4 S5 E4 S4 E17 \$ S30\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	1286.00	630.00	4.14	AC		1.00	1.00	1.00	12,000.00	12,000.00	49,632							