LOTS 14 & 15 HUNTERS OAK S/D &
ALSO BEG NE COR OF LOT 14, RUN
E 100.19 FT TO E R/W OF ABANDONE

TOWNSEND JAMES W/MARTINEZ SUSANA B SANCHEZ
265 SW OAKWOOD CT
LAKE CITY, FL 32024

2027

34-4S-16-03276-114

BUILDING CHARACTERISTICS

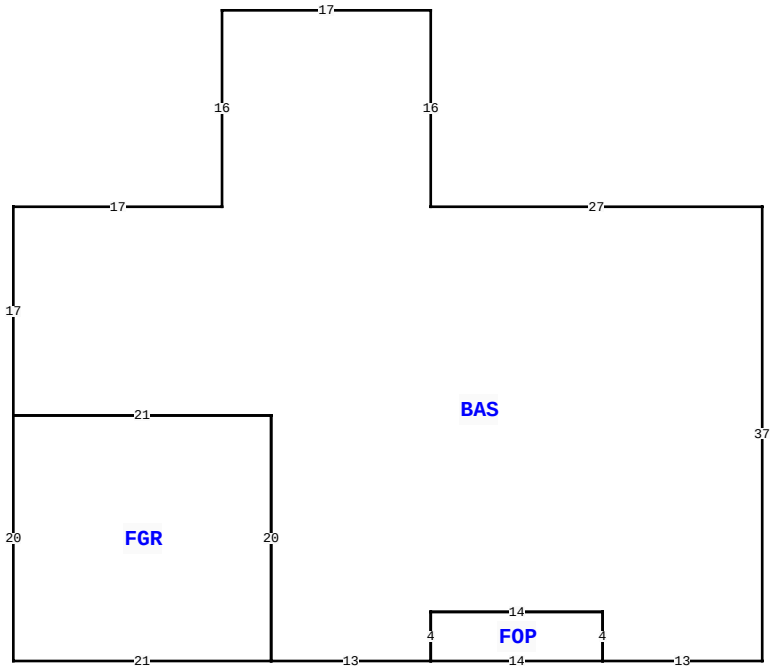
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,053	100		2,053	162,787
FGR	420	55		231	18,316
FOP	56	30		17	1,348
TOTALS	2,529			2,301	182,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,301	109.2220	120.14	276,442	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2003 Heated Area: 2053 HX Base Yr 2003



265 SW OAKWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	185	8	1,480.00	UT	1.40	1.40	100	0	0	3	100	2,072	
3	0281	POOL R/FIB	0	100	16	32	512.00	UT	65.00	65.00	100	1993	1993	3	40	13,312	
4	0282	POOL ENCL	0	100	22	38	836.00	UT	15.00	15.00	100	1993	1993	3	40	5,016	
5	0296	SHED METAL	0	100	8	10	80.00	UT	12.00	12.00	100	2007	2007	3	100	960	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		182,452
TOTAL MARKET OB/XF VALUE		23,360
TOTAL LAND VALUE - MARKET		63,156
TOTAL MARKET VALUE		268,968
SOH/AGL Deduction		87,821
ASSESSED VALUE		181,147
TOTAL EXEMPTION VALUE	HX HB VX VP	118,779
BASE TAXABLE VALUE		62,368
TOTAL JUST VALUE		268,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,293

LAND:1:1: 4.56 AC. LOTS 14 & 15

SALE:1:1: SALE INCLUDES 3 LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043602	Roof Replacement	12,725	01/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/0068	11/27/2019	QC	U	I	11	100
GRANTOR: JAMES W TOWNSAND						
GRANTEE: JAMES W TOWNSAND &						
0955/1089	5/30/2002	WD	Q	I		139,900
GRANTOR: JOHNNY KEEN						
GRANTEE: JAMES & TONYA TOWNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 N16 W17 S16 W17 S17 FGR= S20 E21 N20 W21$ E21 S20E13
FOP= E14 N4 W14 S4$ N4 E14 S4 E13 N37$.

LAND DESCRIPTION

TOTAL OB/XF 23,360

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		A-1	303.00	656.00	4.56	AC		1.00	1.00	1.00	12,000.00	12,000.00	54,756							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.70	AC		1.00	1.00	1.00	12,000.00	12,000.00	8,400							

REVIEW DATE 05/02/2022 BY JS Total Acres: 5.26 Total Land Value: 63,156 Market: 0 Agricultural: 0 Common: 63,156 PRINTED 11/17/2026 BY SYS