COMM SW COR OF SE1/4, RUN W 15.8
US-441, NW ALONG R/W 701 FT FOR
NW 400 FT, E 345 FT, S 400 FT, W

OSBURN BARBARA GAIL NETTLES/NETTLES LULA
126 SW WESSON CT
LAKE CITY, FL 32024

2027

34-4S-17-09019-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

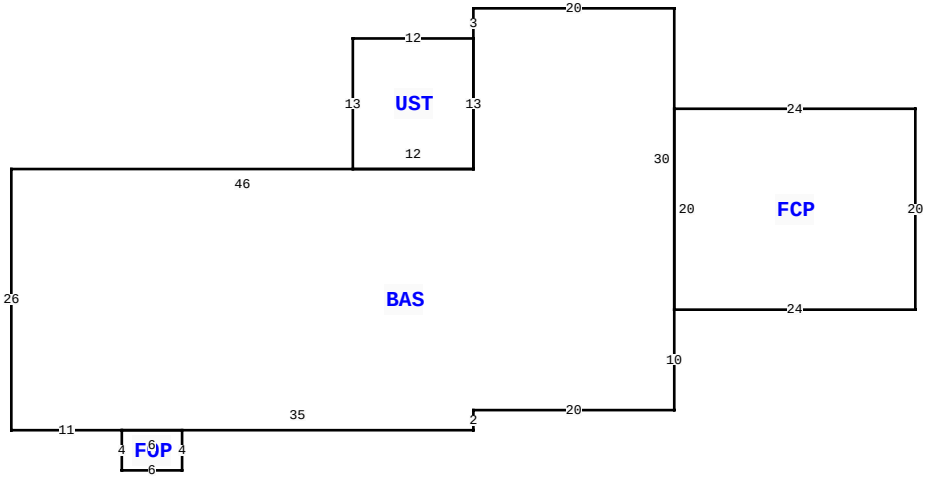
NEIGHBORHOOD/LOC 34417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,996	100		1,996	143,272
FCP	480	25		120	8,614
FOP	24	30		7	502
UST	156	45		70	5,025
TOTALS	2,656			2,193	157,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,193	100.3950	110.43	242,173	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1996 HX Base Yr



7419 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	9910	RV SITE/RE	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
3	0011	BARN,BLK A	0	0	12	25	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0021	BARN,FR AE	0	0	30	52	1.00	UT	500.00	500.00	100	0	0	3	100	500	
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
6	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
7	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	157,412
TOTAL MARKET OB/XF VALUE	20,436
TOTAL LAND VALUE - MARKET	30,336
TOTAL MARKET VALUE	208,184
SOH/AGL Deduction	0
ASSESSED VALUE	208,184
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,184
TOTAL JUST VALUE	208,184
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/535	4/15/2021	PB	U	I	18	0

GRANTOR: CLERK OF COURT

GRANTEE: OSBURN BARBARA GAIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S3 UST= W12 S13 E12 N13$ S13 W46 S26 E11 FOP= S4 E6 N4 W6$ E35 N2 E20N10 FCP= E24 N20 W24 S20 $ N30$.

LAND DESCRIPTION

TOTAL OB/XF 20,436

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	0		A-1	0.00	0.00	2.37	AC		1.00	1.00	0.80	16,000.00	12,800.00	30,336							

REVIEW DATE 05/11/2020 BY BC Total Acres: 2.37 Total Land Value: 30,336 Market: 0 Agricultural: 0 Common: 30,336 PRINTED 11/17/2026 BY SYS