COMM INTERS OF N R/W US-90 & E L
OF NW1/4, RUN N 245 FT FOR POB,
W 192 FT, S 117 FT, E 192 FT TO

WALKER HAZEL
186 NE OSBURN WAY
LAKE CITY, FL 32055

2027

35-3S-17-07315-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
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 06

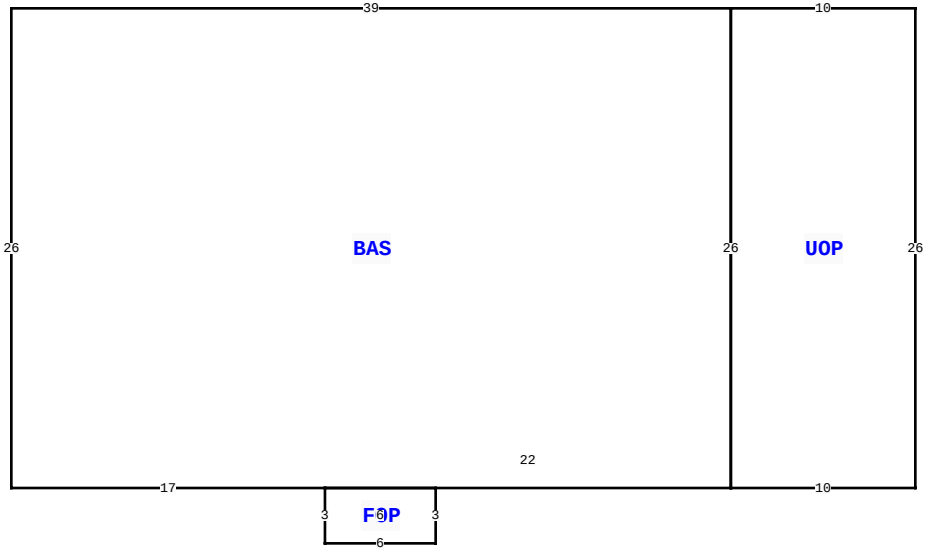
NEIGHBORHOOD/LOC 35317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100		1,014	77,648
FOP	18	30		5	383
UOP	260	20		52	3,982
TOTALS	1,292			1,071	82,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,071	107.1000	117.81	126,175	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1014 HX Base Yr



186 NE OSBURN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0031	BARN,MT AE	0	100	16	30	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	2005	2005	3	100	300	
3	0060	CARPORT F	0	100	24	20	480.00	UT	5.00	5.00	100	2005	2005	3	100	2,400	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		82,014
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		4,875
TOTAL MARKET VALUE		90,039
SOH/AGL Deduction		39,022
ASSESSED VALUE		51,017
TOTAL EXEMPTION VALUE	HX HB SX	51,017
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		90,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056850	Roof Replacement	8,100	10/26/2026
29199	MAINT/ALTR	30	02/21/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/2325	10/29/2024	LE	U	I	14	100
GRANTOR: WALKER HAZEL (ENH LE)						
GRANTEE: WALDREP KAREN (RMDR						
1526/2322	10/29/2024	WD	U	I	11	100
GRANTOR: WALKER HAZEL						
GRANTEE: WALKER HAZEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S26 E17 FOP= S3 E6N3 W6$ E22 UOP= E10 N26 W10 S26$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 3,150

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		00	0.00	0.00	0.50	AC		1.00	1.00	0.75	13,000.00	9,750.00	4,875							

REVIEW DATE 11/03/2026 BY chuck Total Acres: 0.50 Total Land Value: 4,875 Market: 0 Agricultural: 0 Common: 4,875 PRINTED 11/17/2026 BY SYS