

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

2026

35-3S-17-07315-000
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,014	100	
FOP	18	30	
UOP	260	20	
TOTALS	1,292		
			1,071
			83,503

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% - 0										
			Heated Area: 1014			HX Base Yr						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,014	100		1,014	79,059							
FOP	18	30		5	390							
UOP	260	20		52	4,054							
TOTALS	1,292			1,071	83,503							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			83,503
TOTAL MARKET OB/XF VALUE			3,150
TOTAL LAND VALUE - MARKET			4,875
TOTAL MARKET VALUE			91,528
SOH/AGL Deduction			41,997
ASSESSED VALUE			49,531
TOTAL EXEMPTION VALUE	HX HB SX		49,531
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			91,528
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			91,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

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
1	0031	BARN,MT AE	0	100	16	30	1.00	UT	0.00	100	0	0
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	100	2005	2005
3	0060	CARPORT F	0	100	24	20	480.00	UT	5.00	100	2005	2005
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2012	2012
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2012	2012

TOTAL OB/XF												
3,150												
186 NE OSBURN WAY, LAKE CITY												
BLD DATE		LGL DATE		LAND DATE		AG DATE						
XF DATE		INC DATE										

BUILDING NOTES												

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

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