

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

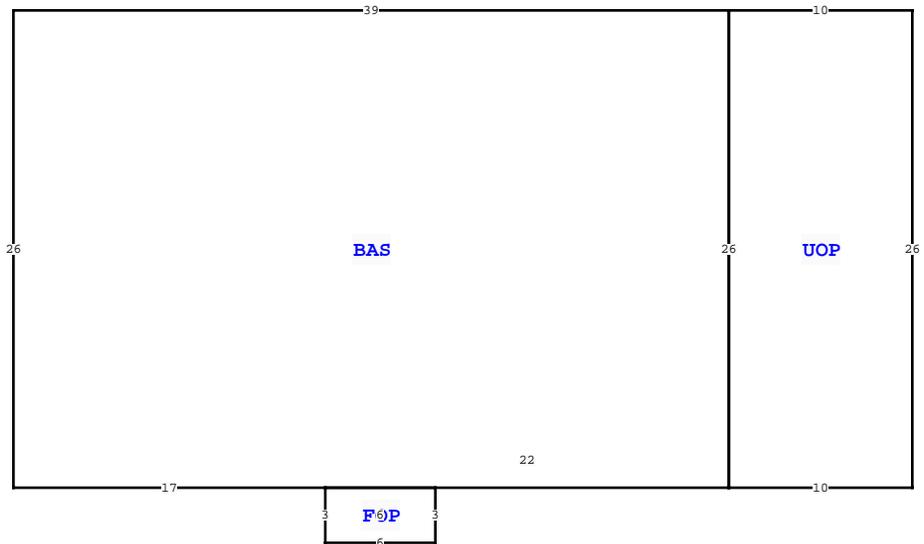
WALKER HAZEL  
186 NE OSBURN WAY  
LAKE CITY, FL 32055

**2026**

35-3S-17-07315-000  


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 Floor	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
Architectural	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		

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		122.09	130,758	1981	1981	0	0	35.00	65.00
			Heated Area: 1014			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			84,993
TOTAL MARKET OB/XF VALUE			3,150
TOTAL LAND VALUE - MARKET			4,875
TOTAL MARKET VALUE			93,018
SOH/AGL Deduction			43,487
ASSESSED VALUE			49,531
TOTAL EXEMPTION VALUE	HX HB SX		49,531
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			93,018
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		186 NE OSBURN WAY, LAKE CITY															
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	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	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	

LAND DESCRIPTION		TOTAL OB/XF												3,150										
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							

BUILDING NOTES	

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