NW1/4 OF NW1/4 OF SE1/4 AS LIES
CIRCLE RD.

JOHNS MARTIN/OSCEOLA LISA
980 FRANK HUFF RD
OKEECHOBEE, FL 34974

2027

35-4S-17-09030-069

BUILDING CHARACTERISTICS

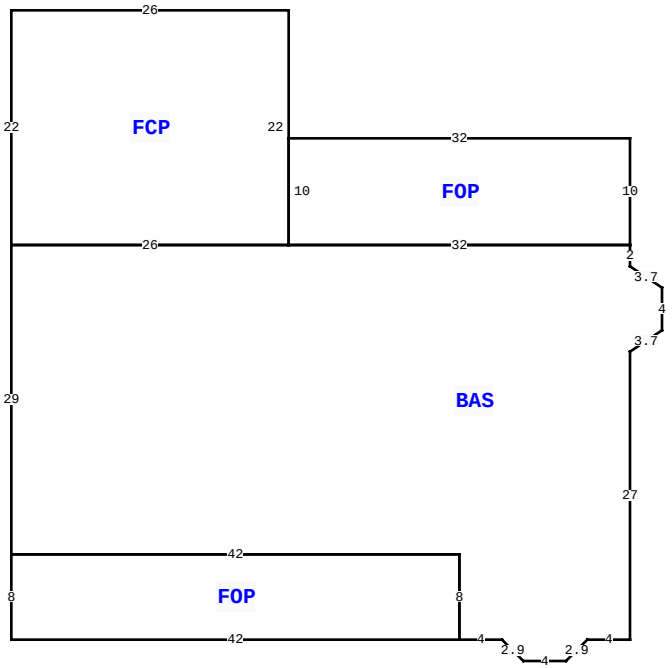
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100		1,840	165,428
FCP	572	25		143	12,857
FOP	320	30		96	8,631
FOP	336	30		101	9,080
TOTALS	3,068			2,180	195,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,180	114.0720	125.48	273,546	1998	1998	0	0	0	28.35	71.65

2 SINGLE FAM 0% - 2024 Heated Area: 1840 HX Base Yr



265 SE RHETT PL, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
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	0294	SHED WOOD/	0	0	8	11	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	0	8	12	1.00	UT	0.00	0.00	100	1998	1998	3	100	800	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
5	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,500	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
8	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
9	0255	MBL HOME S	0	0	23	56	1,288.00	UT	2.00	2.00	100	2017	2017	3	100	2,576	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	195,996
TOTAL MARKET OB/XF VALUE	10,876
TOTAL LAND VALUE - MARKET	102,520
TOTAL MARKET VALUE	220,202
SOH/AGL Deduction	0
ASSESSED VALUE	220,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,202
TOTAL JUST VALUE	309,392
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6887	RECONNECT	40	02/24/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/544	9/24/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: JOHNS MARTIN						
1577/1498	9/15/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WOODS						
GRANTEE: JOHNS MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N10 W32 S10 E32$ BAS= W32 FCP= N22 W26 S22 E26$ W26S29
FOP= S8 E42 N8 W42$ E42 S8 E4 D2 R2 E4 R2 U2 E4 N27 R3
U2 N4 U2 L3 N2$.

LAND DESCRIPTION

TOTAL OB/XF 10,876

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.32	AC		1.00	1.00	1.00	280.00	280.00	2,330							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.32	AC		1.00	1.00	1.00	11,000.00	11,000.00	91,520							

REVIEW DATE 07/13/2017 BY DF Total Acres: 9.32 Total Land Value: 13,330 Market: 91,520 Agricultural: 2,330 Common: 11,000 PRINTED 11/17/2026 BY SYS