

COMM AT CONC MONUM MARKED AS
PRM #12 OF OAK RIDGE ESTATES
UNIT 3 (AKA NE COR LOT 12 OAK

TORRANS ALFRED W/TORRANS JOANN F
1756 SW BARNETT WAY
LAKE CITY, FL 32025

2025

25-4S-16-03154-008

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural Units	05 CONV 100
Condition Adj	0 100
Kitchen Adjus	03 03 100
	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
NEIGHBORHOOD/LOC	25416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,694	100		2,694	274,061
FCP	612	25		153	15,565
FGR	936	55		515	52,391
FOP	76	30		23	2,340
FOP	276	30		83	8,444
PTO	594	5		30	3,052
UDG	1,170	55		644	65,514

TOTALS 6,358 4,142 421,366

EXTRA FEATURES	
L N	OB/XF CODE
1	0166 CONC,PAVMT
2	0166 CONC,PAVMT
3	0166 CONC,PAVMT

LAND DESCRIPTION	
L N	USE CODE
1	0100 C SFR

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,142	121.1045	135.64	561,821	1999	1999	0	0	0 25.00	75.00
1 SINGLE FAM - 100% - 2000											
Heated Area: 2694											
HX Base Yr 2000											
415 SW KING ST, 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	0166	CONC,PAVMT	0 100	0	0	8,474.00	UT	1.50	1.50	100	1999	1999	3	100	12,711	
2	0166	CONC,PAVMT	0 100	0	0	1,843.00	UT	2.00	2.00	100	1999	1999	3	100	3,686	
3	0166	CONC,PAVMT	0 100	0	0	12,354.00	UT	2.00	2.00	100	1999	1999	3	100	24,708	

LAND DESCRIPTION	
L N	USE CODE
1	0100 C SFR

TOTAL OB/XF 41,105

REVIEW DATE 07/10/2019 BY KR Total Acres: 5.01 Total Land Value: 55,110 Market: 0 Agricultural: 0 Common: 55,110 PRINTED 05/21/2025 BY SYS

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2		
Tax Dist:		
BUILDING MARKET VALUE		421,366
TOTAL MARKET OB/XF VALUE		41,105
TOTAL LAND VALUE - MARKET		55,110
TOTAL MARKET VALUE		517,581
SOH/AGL Deduction		268,419
ASSESSED VALUE		249,162
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		198,440
TOTAL JUST VALUE		517,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,505

SALE:1:2: OF A LARGER PRCL OWNED BY THEM TOGETHER.
SALE:1:1: PARTNER DEEDING HIS UNDIV 1/2 INT IN 5.0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14975	SFR	435	01/25/1999

OFF RECORD		DATE		TYPE	Q	V	RSN	SALE
Number				INST	U	I	CD	PRICE
0872/1722		1/11/1999		WD	U	V		100
GRANTOR: EVERETT W ROGERS								
GRANTEE: ALFRED W & JOANN F								

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W18 PTO= N14 W35 S6 W13 S8 E48\$ W1 FOP= W27 S4 E7 R4 D4 S6 E16 N14\$ S14 W16 N6 U4 L4 W7 N4 W20 S31 FGR= S49 E24 N29 W12 N20 W12\$ E12 S15 E12 S5 E10 FOP= S4 E10 N4 W2 N6 W6 S6 W2\$ E2 N6 E6 S6 E14 N6 E10 N4\$ \$ PTR= E40 FCP= E17 N3 UDG= E39 N30 W39 S30\$ N33 W17 S36\$ W40\$.	