LOT 1 BLOCK 6 LAKE FOREST S/D UN

397-310, 690-507, WD 1347-1937,

FLINT BRANDON M
500 SW OLEANDER PL
LAKE CITY, FL 32025

2025

00-00-00-07896-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

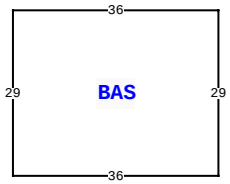
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	06	BD/BATTEN 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	6417.0100	1.00/

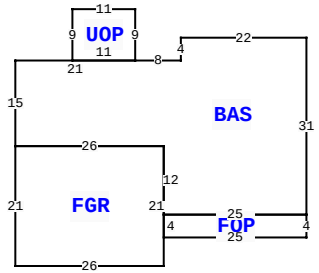
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100		1,044	99,752
BAS	1,153	100		1,153	110,167
FGR	546	55		300	28,664
FOP	100	30		30	2,866
UOP	99	20		20	1,911
TOTALS	2,942			2,547	243,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,547	122.6568	137.38	349,907	1964	1995	0	0	0	30.45	69.55

1 SINGLE FAM 100% - 2024 Heated Area: 2197 HX Base Yr 2024





500 SW OLEANDER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		243,360
TOTAL MARKET OB/XF VALUE		710
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		262,570
SOH/AGL Deduction		4,499
ASSESSED VALUE		258,071
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,349
TOTAL JUST VALUE		262,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1495/2308	7/28/2023	WD	Q	I	01	290,000
GRANTOR: PARRISH CODY R						
GRANTEE: FLINT BRANDON M						
1372/0470	11/05/2018	WD	Q	I	01	172,000
GRANTOR: JOSHUA RAY & LOREN B						
GRANTEE: CODY T PARRISH & AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S4 W8 UOP= N9 W11 S9 E11$ W21 S15 FGR= S21E26 N21 W26$ E26 S12 FOP= S4 E25 N4 W25$ E25N31$ PTR=N45 BAS= N29 W36 S29 E36$ S45$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	410	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 710

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		*RSF-2	110.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/27/2023 BY ME Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/14/2025 BY SYS