

S DIV: LOT 21 OLIVIA ADDITION
580-692, 616-193, 619-388, 749-1

OSORIO GRABIEL M/MENDOZA LORENA
380 SE MELROSE WAY
LAKE CITY, FL 32025

2026

00-00-00-13483-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 07

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,099	125.2560	140.29	154,179	1958	1958	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2018				Heated Area: 990				HX Base Yr 2018				
TOTALS 1,342 1,099 100,216												

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100		990	90,277
FCP	264	25		66	6,018
FST	72	55		40	3,648
UOP	16	20		3	274

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	0166	CONC, PAVMT	0 100	12	29	348.00	UT	3.00	3.00	80	0	0 3

Q	% COND	OB/XF MKT VALUE	NOTES
80	80	835	

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		*RSF	3 0.00	0.00	8,300.00	SF		1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		100,216	
TOTAL MARKET OB/XF VALUE		835	
TOTAL LAND VALUE - MARKET		7,885	
TOTAL MARKET VALUE		108,936	
SOH/AGL Deduction		46,137	
ASSESSED VALUE		62,799	
TOTAL EXEMPTION VALUE		HX HB 37,799	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		108,936	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		108,936	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044930	Solar Power Syste	25,875	07/11/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1336/2650	5/15/2017	WD	Q	I	01	69,900	
GRANTOR: JAMES C GIEBEIG SR							
GRANTEE: GRABIEL M OSORIO &							
1191/1435	3/29/2010	QC	U	I	11	100	
GRANTOR: JAMES C GIEBEIG SR CO							
GRANTEE: JAMES C GIEBEIG SR							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W40 S26 E15 UOP= S2 E4 N4 W4 S2\$ N2 E25 FCP= S4 E12 N22 FST= N6 W12 S6 E12\$ W12 S18\$ N24\$.												