

LOT 23 BLOCK A UNIT II OLUSTEE C
787-1602, 788-1699, WD 1383-1991

TOLLEY DONALD JR/TOLLEY MARIANNE
954 SE BALD EAGLE LOOP
LAKE CITY, FL 32025

2026

01-6S-17-09532-123



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200/MOBILE HOME	
MAP NUM		MKT AREA
		02
NEIGHBORHOOD/LOC	1617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,467	100		1,467	77,942
FOP	18	35		6	319
TOTALS	1,485			1,473	78,261

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0296	SHED METAL	0 100	12	26	312.00	UT	9.00	9.00
5	0081	DECKING WI	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	100		A-1	0.00	0.00	5.56

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0200	02	1,473	117.8000	96.60	142,292	1994	1994	0	0	0	45.00	55.00	
1 MANUF 1		100% - 2023			Heated Area: 1467				HX Base Yr 2023				
954 SE BALD EAGLE LOOP, LAKE CITY													
BLD DATE XF DATE INC DATE													
										05/08/2024		MLU	

TOTAL OB/XF												
11,008												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		78,261	
TOTAL MARKET OB/XF VALUE		11,008	
TOTAL LAND VALUE - MARKET		41,700	
TOTAL MARKET VALUE		130,969	
SOH/AGL Deduction		0	
ASSESSED VALUE		130,969	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		80,247	
TOTAL JUST VALUE		130,969	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,969	

SALE:1:1: LOT 23 BLOCK A OLUSTEE CREEK ESTATES			
PRMT:1:1: ABOVE GROUND POOL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
12369	POOL	55	04/07/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/2551	4/20/2022	WD	Q	I	01	150,000
GRANTOR: INBUSINESS INC						
GRANTEE: TOLLEY DONALD JR						
1383/1991	4/30/2019	WD	Q	I	01	65,000
GRANTOR: MICHAEL J & JILL B VI						
GRANTEE: INBUSINESS INC						

BUILDING NOTES									

BUILDING DIMENSIONS							
BAS= W55 S27 E33 F0P= E6 N3 W6 S3\$ N3 E6 S3 E16 N27\$.							