LOT 1 BLOCK A OLUSTEE CREEK ESTA
UNIT 1 & EX 0.03 AC DESC ORB 790

SMITH AUDREY C/LAWTON JONATHAN C
874 SE SR 238
LAKE CITY, FL 32025

2026

02-6S-17-09533-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

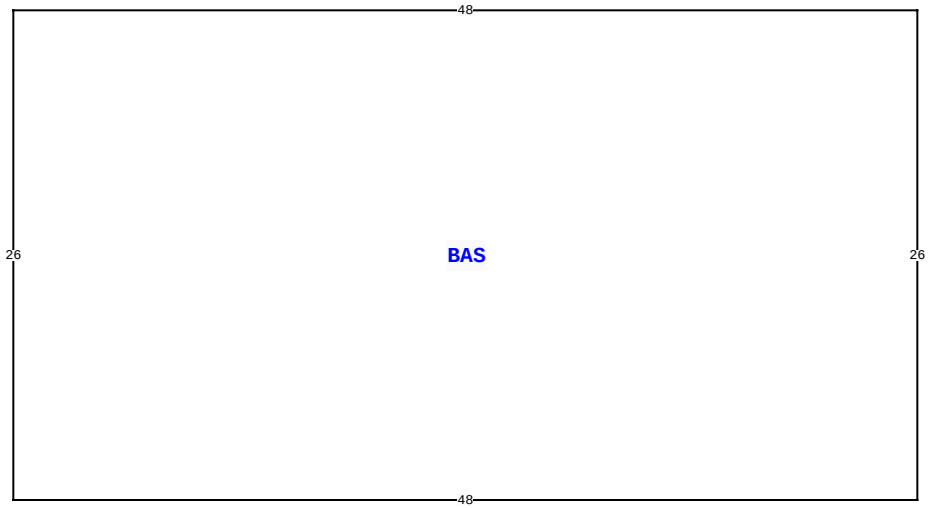
NEIGHBORHOOD/LOC 2617.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	80,837
TOTALS	1,248			1,248	80,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	125.2900	117.77	146,977	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1248 HX Base Yr 2022



874 SE STATE ROAD 238 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/17/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		80,837
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		103,537
SOH/AGL Deduction		25,178
ASSESSED VALUE		78,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,637
TOTAL JUST VALUE		103,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046174	Electrical Servic	0	12/28/2022
000041951	Roof Replacement	6,050	05/19/2021
8486	M H	125	06/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1438/2157	5/19/2021	WD	Q	I	01	97,000
GRANTOR: KRISTICH RICHARD A						
GRANTEE: SMITH AUDREY C						
1140/1871	1/04/2008	WD	Q	I		75,000
GRANTOR: ROBERT & EMMAA EDWARD						
GRANTEE: RICHARD A & JANICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E48 N26$.

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	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	0102	C	SFR/MH	100		A-1	131.00	220.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.66 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/07/2025 BY SYS