LOT 7 BLOCK B UNIT 1 OLUSTEE CRE
0.03 AC DESC ORB 789-2090.

MENDEZ GLORIA E
P O BOX 1901
LAKE CITY, FL 32056

**2026**

**02-6S-17-09533-117**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 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 | | 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 |

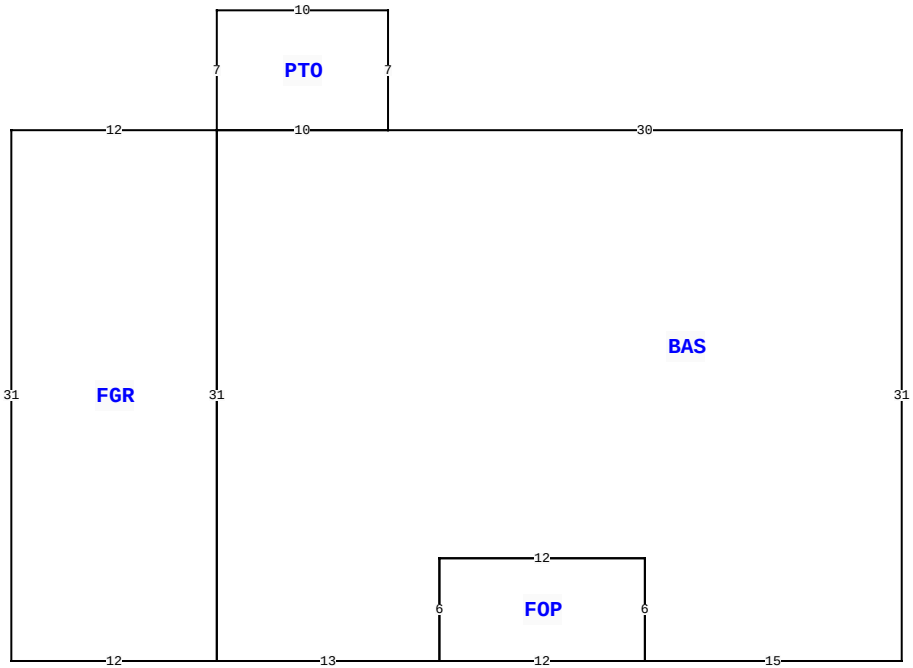
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2617.0100 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,168 | 100 | | 1,168 | 104,792 |
| FGR | 372 | 55 | | 205 | 18,393 |
| FOP | 72 | 30 | | 22 | 1,974 |
| PTO | 70 | 5 | | 4 | 359 |
| TOTALS | 1,682 | | | 1,399 | 125,517 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,399 | 117.8000 | 131.94 | 184,584 | 1993 | 1993 | 0 | 0 | 0 | 32.00 | 68.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1168 HX Base Yr




1234 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 | | 125,517 |
| TOTAL MARKET OB/XF VALUE | | 2,917 |
| TOTAL LAND VALUE - MARKET | | 15,000 |
| TOTAL MARKET VALUE | | 143,434 |
| SOH/AGL Deduction | | 51,282 |
| ASSESSED VALUE | | 92,152 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 41,430 |
| TOTAL JUST VALUE | | 143,434 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 145,280 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054025 | Remodel | 3,500 | 09/10/2025 |
| 000048397 | Remodel | 20,029 | 10/11/2023 |
| 000042983 | Additions | 22,000 | 10/19/2021 |
| 000042674 | Roof Replacement | 8,760 | 09/01/2021 |
| 6750 | SFR | 28,000 | 01/13/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0769/1942 | 1/11/1993 | WD | U | V | 12 | 4,000 |

GRANTOR: ALDINE FEAGLE
GRANTEE: GLORIA MENDEZ

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 PTO= N7 W10 S7 E10$W10 FGR= W12 S31 E12 N31$ S31E13
FOP= E12 N6 W12 S6$ N6 E12 S6 E15 N31$.

## 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 | 1,012.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 1,417 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 3 | 0130 | CLFENCE 5 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,917

| 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 | | A-1 | 135.00 | 220.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 15,000 | | | | | | | |

REVIEW DATE 09/25/2017 BY DF Total Acres: 0.68 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/18/2025 BY SYS