

LOTS 8 & 9 OLUSTEE CREEK ESTATES
EX ADD R/W AS DESC ORB 788-650.

VANDE VOREN RONALD/VANDE VOREN LINDA
1049 SE BALD EAGLE LOOP
LAKE CITY, FL 32025

2026

02-6S-17-09533-118



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	03	03 100
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	1,694	100		1,694	47,527
UEP	198	70		139	3,900
UOP	60	25		15	421
USP	416	35		146	4,096

TOTALS	2,368			1,994	55,944
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0021	BARN, FR AE	0 100	14	30	1.00	UT	0.00	0.00	100	0
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	2005
4	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2005
5	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013
7	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013
8	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	LT	1.00

REVIEW DATE 09/25/2017 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,994	116.9000	70.14	139,859	1988	1988	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 0 Heated Area: 1694 HX Base Yr													
1049 SE BALD EAGLE LOOP, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/17/2022 MLU													

TOTAL OB/XF													
11,470													

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11,470													

Total Acres: 1.49 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						55,944						
TOTAL MARKET OB/XF VALUE						11,470						
TOTAL LAND VALUE - MARKET						22,500						
TOTAL MARKET VALUE						89,914						
SOH/AGL Deduction						47,755						
ASSESSED VALUE						42,159						
TOTAL EXEMPTION VALUE						HX HB		25,000				
BASE TAXABLE VALUE						17,159						
TOTAL JUST VALUE						89,914						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						89,914						
LAND:1:1: 1.81 ACRES												
SALE:1:1: ADJOINING LANDOWNER LOT 8 BLK. B												
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	I I	V V	RSN CD	SALE PRICE			
0945/0728		1/18/2002		QC	Q		V	06	100			
GRANTOR: LINDA BRADFORD												
GRANTEE: RONALD & LINDA VAND												
0677/0552		2/27/1989		AD	U		V		4,000			
GRANTOR: FEAGLE RONALD												
GRANTEE: BRADFORD LINDA												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W66 USP= W16 S7 UOP= W6 S10 E6 N10\$ S19 E16 N26\$ S26 E28												
UEP= S8 E22 N9 W22 S1\$ N1 E22 S1 E16 N26\$.												