LOT 6 BLOCK A UNIT II OLUSTEE CR

787-1602, 803-855, DC 1546-701

GENTRY CYNTHIA KAY PATTERSON
350 SE BALD EAGLE LOOP
LAKE CITY, FL 32025

2026

02-6S-17-09533-206

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

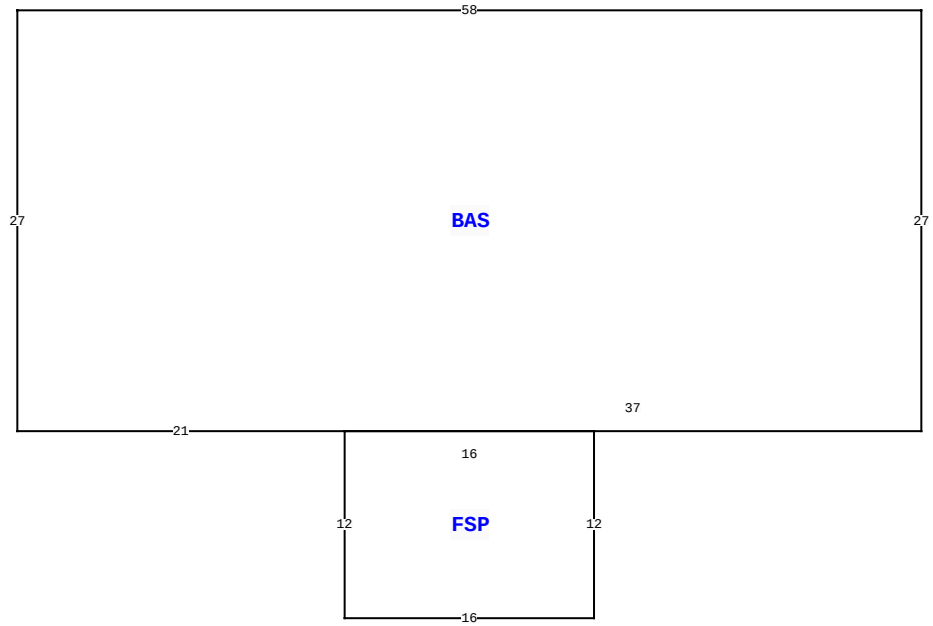
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	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	1,566	100		1,566	91,763
FSP	192	40		77	4,512
TOTALS	1,758			1,643	96,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,643	115.8000	106.54	175,045	1995	1995	0	0	0	45.00	55.00

1 MODULAR 1 100% - 1996 Heated Area: 1566 HX Base Yr 1996



350 SE BALD EAGLE LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,275
TOTAL MARKET OB/XF VALUE		10,340
TOTAL LAND VALUE - MARKET		50,200
TOTAL MARKET VALUE		156,815
SOH/AGL Deduction		67,373
ASSESSED VALUE		89,442
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,720
TOTAL JUST VALUE		156,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,815

SALE:1:1: LOT 6 BLOCK A OLUSTEE CREEK ESTATES UNIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052394	Remodel	12,672	02/20/2025
31078	MAINT/ALTR	45	05/23/2013
9564	M H	125	04/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0803/0855	3/25/1995	WD	Q	V		14,000

GRANTOR: GILF ATLANTIC LAND &

GRANTEE: CYNTHIA KAY PATTERS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S27 E21 FSP= S12 E16 N12 W16$ E37 N27$.

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	50	2005	2005	3	50	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	50	2005	2005	3	50	540	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 10,340

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		00	0.00	0.00	5.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,200							

REVIEW DATE 09/25/2017 BY DF Total Acres: 5.02 Total Land Value: 50,200 Market: 0 Agricultural: 0 Common: 50,200 PRINTED 11/17/2025 BY SYS