LOTS 15 & 16 BLOCK A OLUSTEE CRE
UNIT II.

DENT GREGORY H/DENT JUDITH A
9050 SAN MARTIN BLVD NE
SAINT PETERSBURG, FL 33702

2026

02-6S-17-09533-215

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

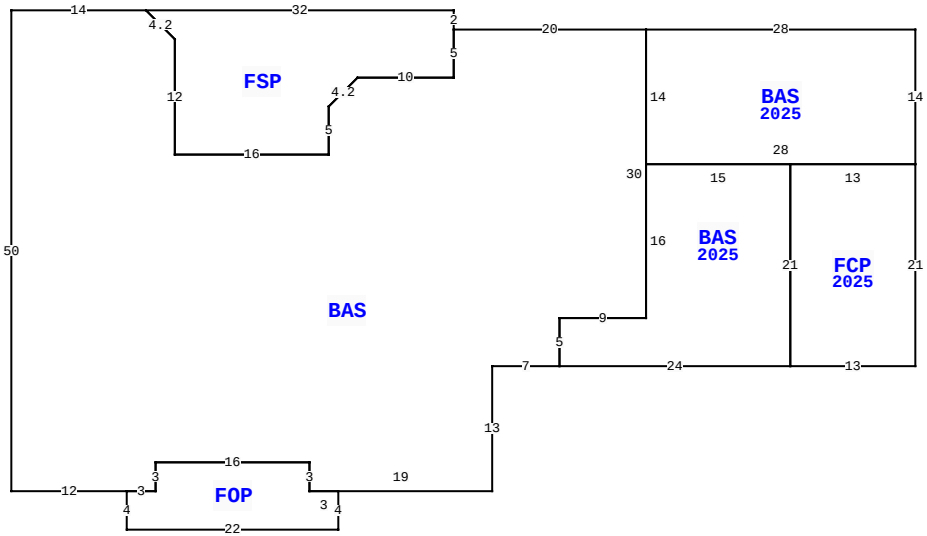
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,619	100		2,619	320,754
BAS	360	100	2025	360	44,090
BAS	392	100	2025	392	48,009
FCP	273	25	2025	68	8,328
FOP	136	30		41	5,022
FSP	340	40		136	16,656
TOTALS	4,120			3,616	442,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,616	136.6860	153.09	553,573	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2024 Heated Area: 3371 HX Base Yr



654 SE BALD EAGLE LOOP, 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	597,330
TOTAL MARKET OB/XF VALUE	29,718
TOTAL LAND VALUE - MARKET	44,600
TOTAL MARKET VALUE	671,648
SOH/AGL Deduction	0
ASSESSED VALUE	671,648
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	671,648
TOTAL JUST VALUE	671,648
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,044

LAND:6:2: JOINS OTHER AG PROPERTY

LAND:6:1: SMALL POND ON LOT

SALE:4:1: LOT 16 BLOCK A OLUSTEE CREEK ESTATES UNI

SALE:3:1: LOT 16

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053019	Electrical Servic		05/05/2025
000052703	Storage Building	7,880	03/26/2025
000050892	Electrical Servic	0	09/23/2024
000050190	New Residential C	120,000	06/24/2024
000049990	Right-of-Way Acce		05/29/2024
000049580	Additions	35,000	04/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/748	11/17/2023	WD	Q	I	05	1,400,000
GRANTOR: PARKER DAVID C SR						
GRANTEE: DENT GREGORY H						
1461/2260	3/11/2022	WD	Q	I	05	522,500
GRANTOR: EDELMAN DAVID						
GRANTEE: PARKER DAVID C SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 S5 W10 D3L3 S5 W16 N12 U3L3 W14 S50 E12 E3 N3 E16 S3 E19 N13 E7 N5 E9 N30 $
BAS=[YR=2025;ORIG=0,0] E28 S14 W28 N14 $
FSP=[ORIG=-20,0] N2 W32 D3R3 S12 E16 N5 U3R3 E10 N5 $
FOP=[ORIG=-54,48] S4 E22 N4 W3 N3 W16 S3 W3 $
BAS=[YR=2025;ORIG=-9,35] E24 N21 W15 S16 W9 S5 $
FCP=[YR=2025;ORIG=28,14] W13 S21 E13 N21 $
.

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	0297	SHED CONCR	0	0	12	12	144.00	UT	10.00	10.00	70	2002	2002	3	70	1,008	
2	0296	SHED METAL	0	0	14	20	280.00	UT	5.00	5.00	70	2002	2002	3	70	980	
3	0070	CARPORT UF	0	0	20	20	400.00	UT	3.00	3.00	70	2002	2002	3	70	840	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	0	10	10	100.00	UT	2.00	2.00	50	2002	2002	3	50	100	
6	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
7	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	70	2002	2002	3	70	756	
8	0040	BARN,POLE	0	0	28	42	1,176.00	UT	2.50	2.50	30	2002	2002	3	30	882	
9	0261	PRCH, UOP	0	0	10	12	120.00	UT	6.50	6.50	70	2002	2002	3	70	546	
10	0040	BARN,POLE	0	0	20	28	560.00	UT	2.50	2.50	70	2002	2002	3	70	980	

TOTAL OB/XF 17,092

LAND DESCRIPTION

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	9900	C	AC NON-AG	0		00	0.00	0.00	20.30	AC		1.00	1.00	0.50	4,000.00	2,000.00	40,600							

REVIEW DATE 05/15/2025 BY justin Total Acres: 21.30 Total Land Value: 44,600 Market: 0 Agricultural: 0 Common: 44,600 PRINTED 11/17/2025 BY SYS

LOTS 15 & 16 BLOCK A OLUSTEE CRE
UNIT II.

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

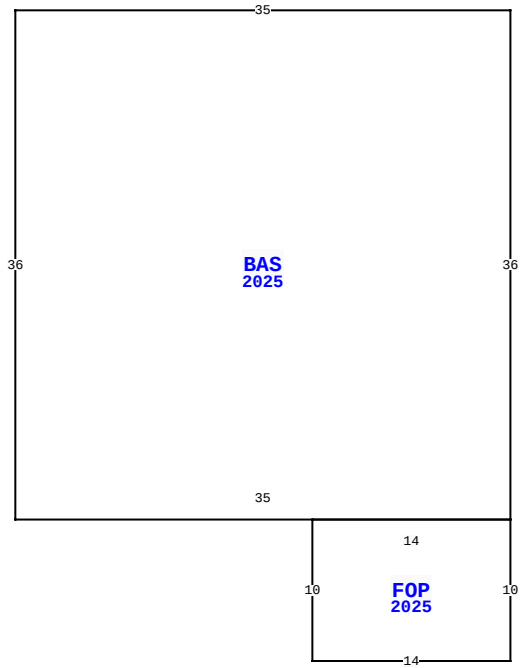
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,260	100	2025	1,260	149,488
FOP	140	30	2025	42	4,983
TOTALS	1,400			1,302	154,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,302	107.0000	119.84	156,032	2024	2024	0	0	0	1.00	99.00

2 SINGLE FAM 0% - 2025 Heated Area: 1260 HX Base Yr



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TOTAL JUST VALUE	671,648
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,044

SALE:2:1: LOT 15 BLOCK A OLUSTEE CREEK ESTATES UNI

PRMT:1:1: TT

SALE:1:1: LOT 15

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049469	Electrical Servic	0	03/20/2024
000044493	Electrical Servic	0	05/20/2022
22023	SFR	752	06/29/2004
8682	M H	75	08/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/748	11/17/2023	WD	Q	I	05	1,400,000
GRANTOR: PARKER DAVID C SR						
GRANTEE: DENT GREGORY H						
1461/2260	3/11/2022	WD	Q	I	05	522,500
GRANTOR: EDELMAN DAVID						
GRANTEE: PARKER DAVID C SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=110,40] N36 W35 S36 E35 $
FOP=[YR=2025;ORIG=96,40] S10 E14 N10 W14 $
.

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
11	0261	PRCH, UOP	0	0	12	28	336.00	UT	6.50	6.50	70	2002	2002	3	70	1,529	
12	0040	BARN,POLE	0	0	16	18	288.00	UT	2.50	2.50	70	2002	2002	3	70	504	
13	0040	BARN,POLE	0	0	12	14	168.00	UT	2.50	2.50	70	2002	2002	3	70	294	
14	0040	BARN,POLE	0	0	16	20	320.00	UT	2.50	2.50	70	2002	2002	3	70	560	
15	0040	BARN,POLE	0	0	21	12	252.00	UT	2.50	2.50	70	2002	2002	3	70	441	
16	0040	BARN,POLE	0	0	20	20	400.00	UT	2.50	2.50	70	2002	2002	3	70	700	
17	0040	BARN,POLE	0	0	16	16	256.00	UT	2.50	2.50	70	2002	2002	3	70	448	
18	0170	FPLC 2STRY	0	0	0	0	1.00	UT	2,750.00	2,750.00	100	2017	2017	3	100	2,750	
19	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
20	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 12,626

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

REVIEW DATE 05/15/2025 BY justin Total Acres: 21.30 Total Land Value: 44,600 Market: 0 Agricultural: 0 Common: 44,600 PRINTED 11/17/2025 BY SYS