LOT 3 BLOCK 1 OAK HILL ESTATES R

PB 1038-1676, 1042-2591, PR 1053

MORALES ROCIO
510 SE OLUSTEE AVE
LAKE CITY, FL 32025

2026

03-4S-17-07494-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

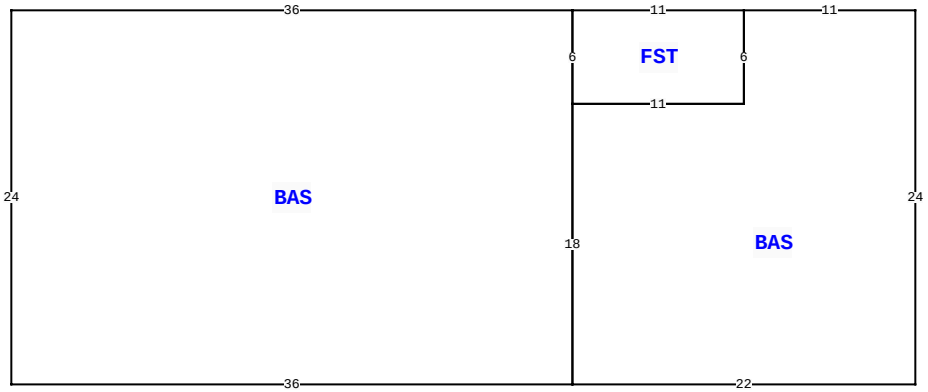
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	3417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100		462	34,306
BAS	864	100		864	64,157
FST	66	55		36	2,673
TOTALS	1,392			1,362	101,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,362	102.0000	114.24	155,595	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1326 HX Base Yr



510 SE OLUSTEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	101,137
TOTAL MARKET OB/XF VALUE	1,550
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	121,187
SOH/AGL Deduction	0
ASSESSED VALUE	121,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,187
TOTAL JUST VALUE	121,187
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/1547	9/02/2015	WD	U	I	11	100
GRANTOR: PABLO NUNEZ						
GRANTEE: ROCIO MORALES						
1146/1756	3/24/2008	WD	Q	I	03	21,000
GRANTOR: DEPENDABLE PROPERTIES						
GRANTEE: PABLO NUNEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E36 BAS= E22 N24 W11 S6 W11 S18$ N18 FST= E11 N6 W11 S6$ N6$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,550

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		RSF-2	110.00	100.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/15/2017 BY DF Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS