LOT 9 BLOCK 1 OAK HILL ESTATES S

381-500, 766-1903, 784-920, 850-

GRIFFIN LATONIA D
572 SE OLUSTEE AVE
LAKE CITY, FL 32025

2026

03-4S-17-07500-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

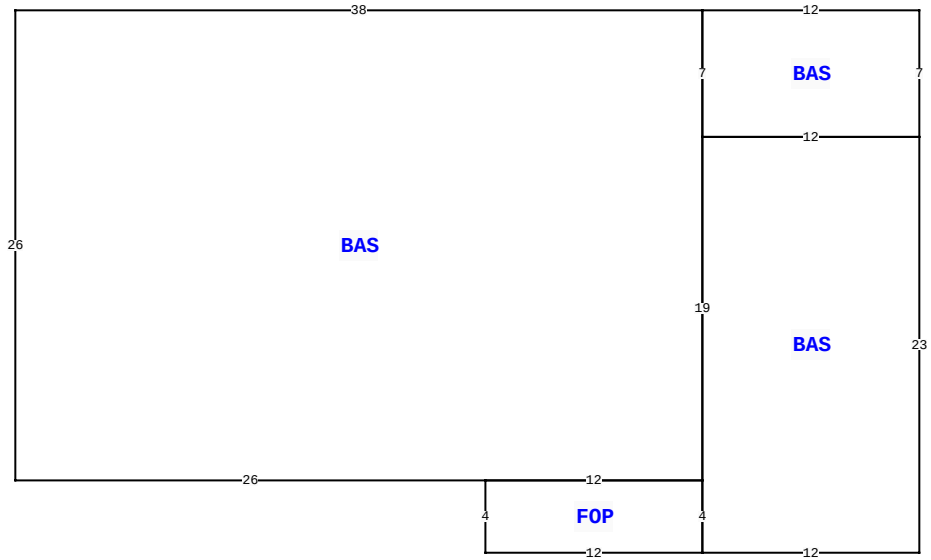
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	84	100		84	7,594
BAS	276	100		276	24,951
BAS	988	100		988	89,317
FOP	48	30		14	1,266
TOTALS	1,396			1,362	123,128

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	124.1760	139.08	189,427	1964	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1348 HX Base Yr 2008



572 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		123,128
TOTAL MARKET OB/XF VALUE		3,924
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		145,552
SOH/AGL Deduction		54,654
ASSESSED VALUE		90,898
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,176
TOTAL JUST VALUE		145,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,552

SALE:3:1: LOT 9 BLK 1 OAK HILL ESTATES REPLAT

SALE:2:1: LOT 9 BLK 1 OAKHILL ESTATES REPLAT $.70

SALE:1:1: LOT 9 BLK 1 OAK HILL ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1115/2529	3/28/2007	WD	Q	I		122,000
GRANTOR: PATRICIA YOUNGER						
GRANTEE: LATONIA D GRIFFIN						
1064/0032	10/21/2005	WD	Q	I		120,600
GRANTOR: ROYER						
GRANTEE: PATRICIA YOUNGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S26 E26 FOP= S4 E12N4 W12$ E12 BAS= S4 E12 N23 W12 S19$ N19 BAS= E12 N7 W12 S7$ N7$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0258	PATIO	0	100	18	18	324.00	UT	2.00	2.00	50	2004	2004	3	50	324	
4	0180	FPLC 1STRY	0	100	18	18	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,924

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		RSF-	2133.00	84.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/26/2020 BY KR Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS