LOT 1 BLOCK 8 OAK HILL ESTATES R
ADDITION #1.

BLANKENSHIP JAMES
595 SE OLUSTEE AVE
LAKE CITY, FL 32025

2026

03-4S-17-07562-000

BUILDING CHARACTERISTICS

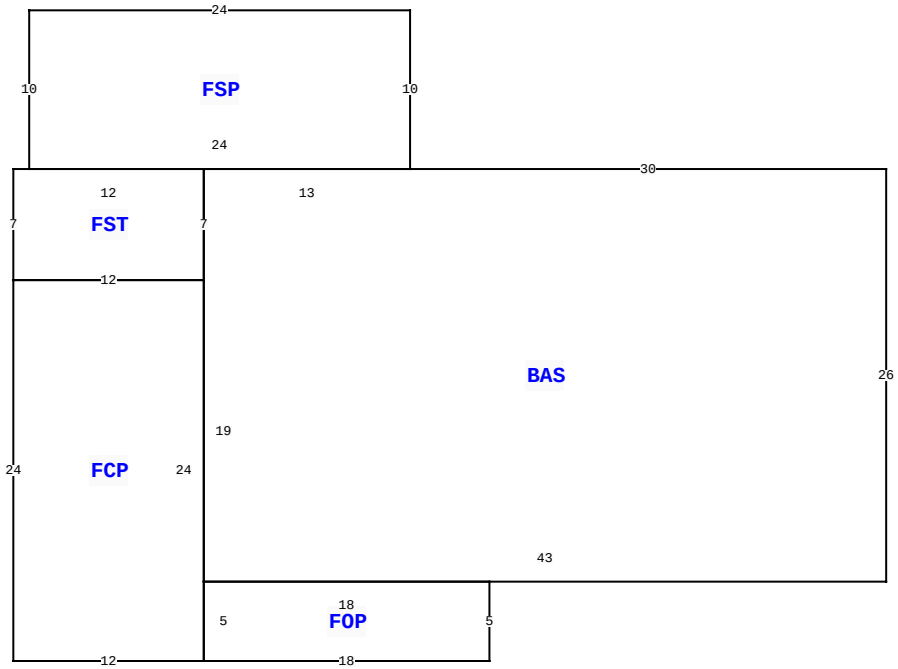
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	1,118	100		1,118	93,439
FCP	288	25		72	6,018
FOP	90	30		27	2,257
FSP	240	40		96	8,024
FST	84	55		46	3,845
TOTALS	1,820			1,359	113,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,359	114.8000	128.58	174,740	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1118 HX Base Yr



595 SE OLUSTEE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	113,581
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	132,681
SOH/AGL Deduction	0
ASSESSED VALUE	132,681
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,681
TOTAL JUST VALUE	132,681
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050879	Roof Replacement	18,314	09/23/2024
27044	MAINT/ALTR	25	05/27/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1478/326	9/26/2022	WD	Q	I	01	165,000
GRANTOR: KIRBY HUGH M						
GRANTEE: BLANKENSHIP JAMES						
1447/407	9/13/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LEE S						
GRANTEE: MARTIN WHITNEY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N10 W24 S10 E24$ W13 FST= W12 S7 E12N7$S7 FCP= W12 S24 E12 N24$S19 FOP= S5 E18 N5 W18$ E43N26$.

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	300	
2	0296	SHED METAL	0	0	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 600

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	121.00	104.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/08/2023 BY CP Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/06/2025 BY SYS