LOT 14 SUZANNE S/D UNIT 2.
ORB 405-187, 594-766, 597-767, Q

OLISA PROPERTIES LLC
212 SW COTTAGE GLEN
LAKE CITY, FL 32024

2025

03-4S-17-07570-048

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

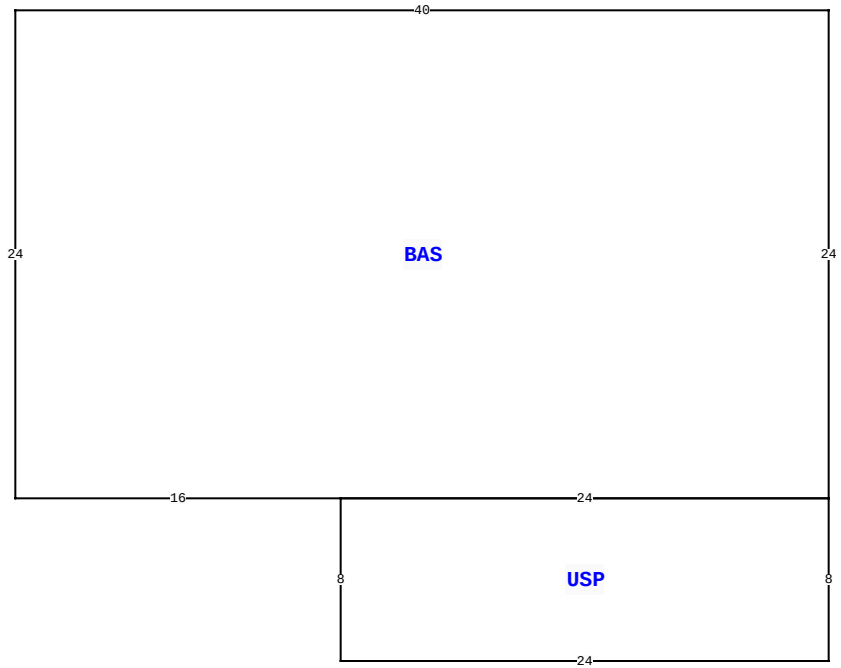
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	19,949
USP	192	35		67	1,392
TOTALS	1,152			1,027	21,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,027	86.5890	51.95	53,353	1978	1978	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



212 SE OPAL WAY, 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	21,341
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	14,800
TOTAL MARKET VALUE	40,141
SOH/AGL Deduction	9,844
ASSESSED VALUE	30,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,297
TOTAL JUST VALUE	40,141
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,917

XFOB:1:1: PACEN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1246/0255	12/04/2012	WD	U	I	11	100
GRANTOR: GENE MILISAVIC						
GRANTEE: OLISA PROPERTIES LL						
1246/0256	11/21/2012	WD	U	I	11	100
GRANTOR: JODY MILISAVIC						
GRANTEE: OLISA PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E16 USP= S8 E24N8 W24$ E24 N24$.

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	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	0	10	12	120.00	UT	5.00	5.00	100	2004	2004	3	100	600	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0200	C	MBL HM	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	14,800							

REVIEW DATE 03/02/2017 BY DF Total Acres: 0.46 Total Land Value: 14,800 Market: 0 Agricultural: 0 Common: 14,800 PRINTED 08/19/2025 BY SYS