BEG SE COR OF MARION PLACE OFFIC
148.08 FT NW 157.28 FT, N 290.96
TO WEST BOUNDARY OF MARION PLACE

OLIVIA RAE INVESTMENTS, INC
PO BOX 2147, SUITE 101
LAKE CITY, FL 32056

2025

05-4S-17-07610-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	74,820
TOTAL MARKET VALUE	74,820
SOH/AGL Deduction	0
ASSESSED VALUE	74,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,820
TOTAL JUST VALUE	74,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/25	3/11/2022	WD	Q	V	01	171,000
GRANTOR: COLUMBIA INVESTORS LL						
GRANTEE: OLIVIA RAE INVESTME						
0876/0881	3/01/1999	WD	Q	V		1,100,000
GRANTOR: GENEVIEVE S NELSON ET						
GRANTEE: COLUMBIA INVESTORS						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1000	C	VACANT COMME	0		CI	0.00	0.00	3.48	AC		1.00	1.00	1.00	21,500.00	21,500.00	74,820							

REVIEW DATE 09/29/2016 BY DF Total Acres: 3.48 Total Land Value: 74,820 Market: 0 Agricultural: 0 Common: 74,820 PRINTED 04/28/2025 BY SYS