LOT 8 BLOCK 5 LAKE FOREST S/D UN
DC 1050-2437, WD 1050-2438, WD 1

JOHNSON MARIANNE E
615 SW OLEANDER PL
LAKE CITY, FL 32025

**2026**

**06-4S-17-07890-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

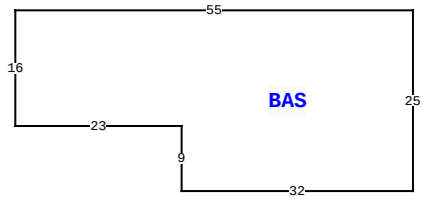
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| 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 | 6417.0100 | 1.00/ |

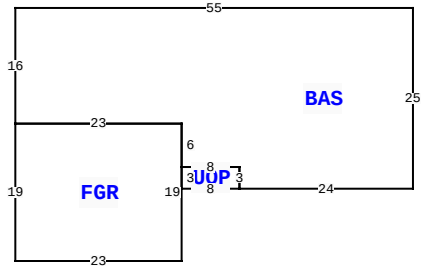
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,144 | 100 | | 1,144 | 92,266 |
| BAS | 1,168 | 100 | | 1,168 | 94,201 |
| FGR | 437 | 55 | | 240 | 19,356 |
| UOP | 24 | 20 | | 5 | 403 |
| TOTALS | 2,773 | | | 2,557 | 206,227 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,557 | 110.7840 | 124.08 | 317,273 | 1964 | 1964 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2014 Heated Area: 2312 HX Base Yr 2014




615 SW OLEANDER PL, 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: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 206,227 |
| TOTAL MARKET OB/XF VALUE | | 1,100 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 225,827 |
| SOH/AGL Deduction | | 103,521 |
| ASSESSED VALUE | | 122,306 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 71,584 |
| TOTAL JUST VALUE | | 225,827 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 225,827 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047196 | Solar Power Syste | 54,101 | 05/10/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1265/1059 | 11/20/2013 | WD | Q | I | 01 | 123,000 |
| GRANTOR: SHAWN & JEANNE LEE (H | | | | | | |
| GRANTEE: MARIANNE E JOHNSON | | | | | | |
| 1050/2438 | 6/23/2005 | WD | Q | I | | 153,000 |
| GRANTOR: HUGH F MOORE | | | | | | |
| GRANTEE: SHAWN & JEANNE LEE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W55 S16 FGR= S19 E23 N19 W23$ E23 S6 UOP= S3 E8 N3 W8$ E8 S3 E24 N25$ PTR= N30 BAS= N25 W55 S16 E23 S9 E32$ S30$.

## 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 | 1993 | 1993 | 3 | 100 | 1,000 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,100

| 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-2 | 110.00 | 127.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS