

LOT 9 BLOCK 5 LAKE FOREST S/D UN
446-640, 690-289, PB 966-1870-18

GARCIA ERNEST/GARCIA LOUISE S
591 SW OLEANDER PL
LAKE CITY, FL 32025

2026

06-4S-17-07891-000



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	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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/	

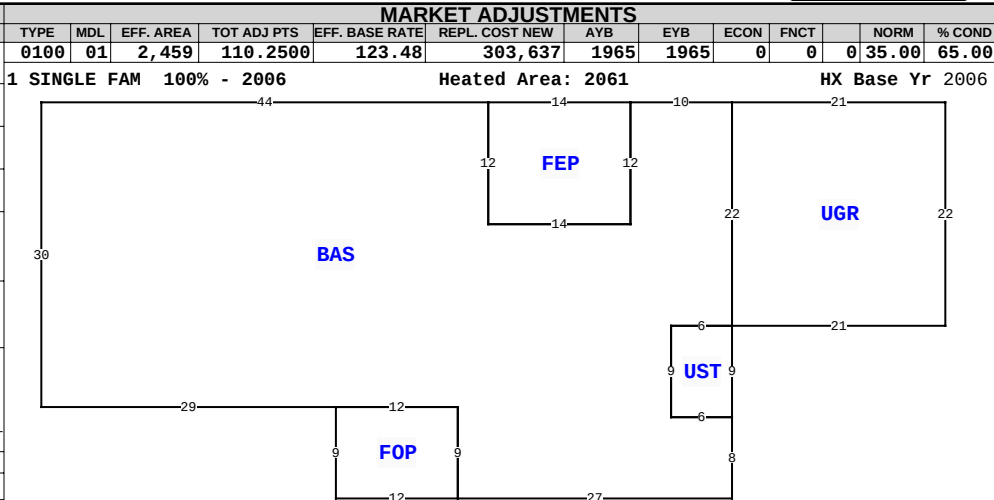
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,061	100		2,061	165,420
FEP	168	80		134	10,755
FOP	108	30		32	2,568
UGR	462	45		208	16,695
UST	54	45		24	1,927

TOTALS	2,853			2,459	197,364
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0081	DECKING WI	0	100	0	0	1.00	UT	300.00
4	0296	SHED METAL	0	100	0	0	1.00	UT	200.00
5	0296	SHED METAL	0	100	0	0	1.00	UT	400.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	225.00	125.00	1.00

REVIEW DATE 02/16/2021 BY JB



591 SW OLEANDER PL, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		197,364	
TOTAL MARKET OB/XF VALUE		2,490	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		218,354	
SOH/AGL Deduction		85,818	
ASSESSED VALUE		132,536	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		81,814	
TOTAL JUST VALUE		218,354	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,354	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
296	SFR	0	03/09/2017
202	MAINT/ALTR	50	05/27/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1404/1376	1/28/2020	WD	U	I	30	100
GRANTOR: ERNEST & LOUISE S GAR						
GRANTEE: ERNEST & LOUISE S G						
1067/2136	12/08/2005	QC	Q	I	01	100
GRANTOR: ERIN BREWER						
GRANTEE: ERNEST GARCIA						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W10 S12 W14 N12 W44 S30 E29 E12 S9 E27 N8 W6 N9 E6 N22 \$UGR=[ORIG=0,22] E21 N22 W21 S22 \$FEP=[ORIG=-10,0] W14 S12 E14 N12 \$FOP=[ORIG=-39,30] S9 E12 N9 W12 \$UST=[ORIG=0,31] N9 W6 S9 E6 \$.						

TOTAL OB/XF										2,490													
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
	*RSF	225.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500											

Total Acres: 0.36 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS