COMM NE COR OF NW1/4 OF NE1/4, R
W 1012.69 FT, S 136.22 FT FOR PO
FT, W 325.81 FT TO W LINE OF NW1

VIGO JOED
725 SUNNY PINE WAY, F
GREENACRES, FL 33415

2026

06-5S-17-09129-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

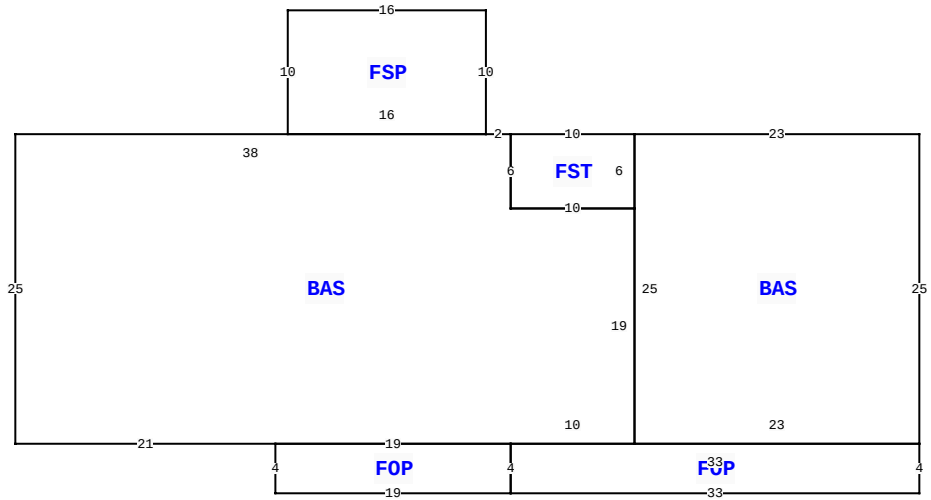
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 01
NEIGHBORHOOD/LOC	6517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	575	100		575	48,237
BAS	1,190	100		1,190	99,828
FOP	76	30		23	1,929
FOP	132	30		40	3,355
FSP	160	40		64	5,369
FST	60	55		33	2,768
TOTALS	2,193			1,925	161,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,925	115.2360	129.06	248,440	1976	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1765 HX Base Yr



109 SW OLSON GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	161,486
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	18,360
TOTAL MARKET VALUE	181,346
SOH/AGL Deduction	0
ASSESSED VALUE	181,346
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,346
TOTAL JUST VALUE	181,346
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/991	12/30/2022	QC	U	I	11	0
GRANTOR: 109 OLSON LLC						
GRANTEE: VIGO JOED						
1481/1388	12/12/2022	QC	U	I	11	0
GRANTOR: VIGO JOED						
GRANTEE: 109 OLSON LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FSP= N10 W16 S10 E16$ W38 S25 E21 FOP= S4 E19 N4 W19$ E19 FOP= S4 E33 N4 W33$ E10 BAS= E23 N25 W23 S25$ N19 FST= N6W10 S6 E10$ W10 N6$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,360							

REVIEW DATE 07/24/2017 BY RP Total Acres: 1.02 Total Land Value: 18,360 Market: 0 Agricultural: 0 Common: 18,360 PRINTED 11/10/2025 BY SYS