

COMM NE COR OF NW1/4 OF NE1/4, R
W 400.89 FT FOR POB, RUN S 332.1
FT, N 332.2 FT, E 131.2 FT TO PO

OLIVER JOHN
241 SW OLSON GLN
LAKE CITY, FL 32024

2025

06-5S-17-09129-008



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	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
BAS	252	100
BAS	1,000	100
FOP	64	30
FSP	180	40
FST	70	55
USP	144	35
TOTALS	1,710	1,431

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,431	107.7000	120.62	172,607	1975	1975	0	0	0 35.00	65.00	
1 SINGLE FAM - 0% - 2023 Heated Area: 1252 HX Base Yr												
TOTALS	1,710		1,431	112,195								

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				112,195			
TOTAL MARKET OB/XF VALUE				2,100			
TOTAL LAND VALUE - MARKET				44,000			
TOTAL MARKET VALUE				158,295			
SOH/AGL Deduction				0			
ASSESSED VALUE				158,295			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				158,295			
TOTAL JUST VALUE				158,295			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				147,281			

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1919
2	0040	BARN, POLE	0	0	10	12	1.00	UT	0.00	0.00	100	1993
3	0030	BARN, MT	0	0	0	0	1.00	UT	0.00	0.00	100	2012

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	0		A-1	0.00	0.00	4.00	AC		1.00

TOTAL OB/XF												
2,100												
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
11,000.00	11,000.00	44,000										