W1/2 OF SE1/4 OF SE1/4 OF SE1/4.
480-157, 533-338, 672-382, 694-6

OSORIO JOHNATHAN VASILI
164 SW SAPLING GLN
LAKE CITY, FL 32024

2026

09-5S-16-03502-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

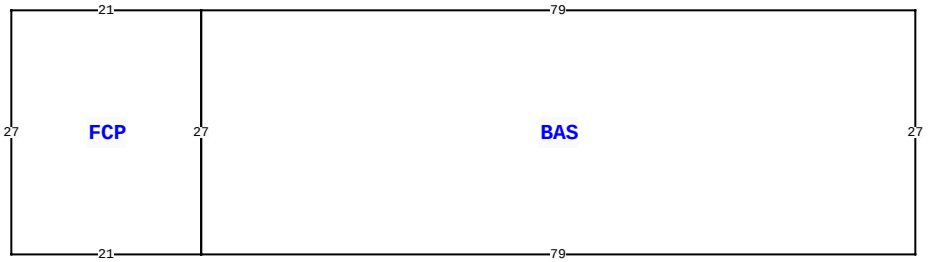
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	9516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100		2,133	232,650
FCP	567	25		142	15,488
TOTALS	2,700			2,275	248,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,275	121.7350	136.34	310,174	1974	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2019 Heated Area: 2133 HX Base Yr 2019



164 SW SAPLING 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		248,139
TOTAL MARKET OB/XF VALUE		36,550
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		339,689
SOH/AGL Deduction		103,252
ASSESSED VALUE		236,437
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,715
TOTAL JUST VALUE		339,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11664	M H	125	09/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1371/2704	11/01/2018	WD	Q	I	01	239,000
GRANTOR: HOLLY BALLANCE						
GRANTEE: JOHNATHAN VASILI OS						
1220/0722	8/25/2011	QC	U	I	11	100
GRANTOR: JOSHUA GLACKIN						
GRANTEE: HOLLY BALLANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W79 FCP= W21 S27 E21 N27$ S27 E79 N27$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0296	SHED METAL	0	100	0	0	540.00	UT	2.50	2.50	100	2006	2006	3	100	1,350	
3	0040	BARN,POLE	0	100	120	60	7,200.00	UT	3.50	3.50	100	2014	2014	3	100	25,200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 36,550

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	100		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

REVIEW DATE 09/03/2019 BY BC Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/03/2025 BY SYS