

COMM 495 FT S OF NE COR OF SW1/4
400 FT FOR POB, RUN N 200 FT, W
FT, E 100 FT TO POB, EX RD R/W.

OLIVA JOSE IGNACIO/OLIVA JOSE LUIS
189 NW JOHNSON ST
LAKE CITY, FL 32055

2026

20-3S-17-05223-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		07
NEIGHBORHOOD/LOC	20317.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	76,074
FOP	150	35		52	3,170
UOP	240	25		60	3,658
TOTALS	1,638			1,360	82,901

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EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0294	SHED WOOD/	0	100	9	10
2	0296	SHED METAL	0	100	10	10
3	9947	Septic	0	100	0	0
4	0120	CLFENCE 4	0	100	0	0
5	0294	SHED WOOD/	0	100	16	18
6	0070	CARPORT UF	0	100	0	0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0200	C	MBL HM	100	
2	0000	C	VAC RES	100	

REVIEW DATE 09/01/2015 BY DF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,360	117.9000	110.83	150,729	1995	1995	0	0	0	45.00	55.00
1 MANUF 1 100% - 2019 Heated Area: 1248 HX Base Yr 2019												
16 15 15 16 17 35 24 24 32 20 15 10 10 15												
UOP												
BAS												
FOP												

189 NW JOHNSON ST, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2	
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 2					Tax Dist:			
BUILDING MARKET VALUE					82,901			
TOTAL MARKET OB/XF VALUE					6,116			
TOTAL LAND VALUE - MARKET					5,008			
TOTAL MARKET VALUE					94,025			
SOH/AGL Deduction					48,360			
ASSESSED VALUE					45,665			
TOTAL EXEMPTION VALUE					HX HB DX SX		45,665	
BASE TAXABLE VALUE					0			
TOTAL JUST VALUE					94,025			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					94,025			
SALE:2:1: \$.70 STAMPS								
SALE:1:1: \$.70 STAMPS								
LAND:1:1: 0.46 AC IN ALL								
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
9426		M H			125		03/08/1995	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/1778		5/22/2018		WD	Q	I	01	53,500
GRANTOR:WILLIAM L WHEELS TRU								
GRANTEE:JOSE IGNACIO OLIVA								
1286/1708		12/18/2014		WD	Q	I	01	45,000
GRANTOR:ORVAL L CONNER								
GRANTEE:WILLIAM L WHEELS								

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W35 UOP= N15 W16 S15 E16\$ W17 S24 E20 FOP= S10 E15 N10 W15\$ E32 N24\$.												

TOTAL OB/XF													6,116										
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
00	50.00	200.00	10,018.00	SF		1.00	1.00	1.00	0.25	0.25	2,504												
00	50.00	100.00	10,018.00	SF		1.00	1.00	1.00	0.25	0.25	2,504												

Total Acres: 0.46 Total Land Value: 5,008 Market: 0 Agricultural: 0 Common: 5,008 PRINTED 11/18/2025 BY SYS