

S 200 FT OF LOT 6 PINE NEEDLES E
318-448, 404-764, 493-281, 793-1

OLISA PROPERTIES, LLC
212 SW COTTAGE GLN
LAKE CITY, FL 32024

2026

20-3S-17-05249-000

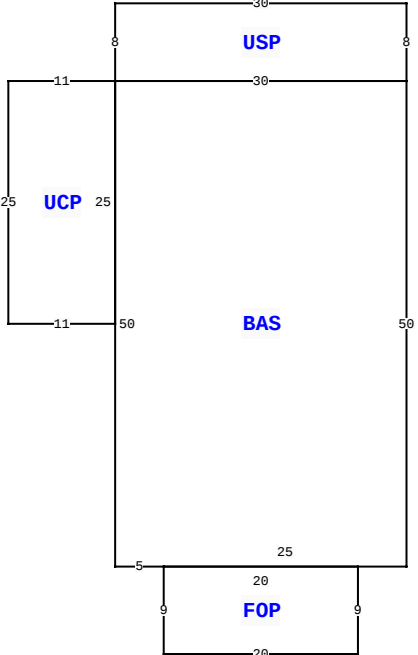
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	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 07
NEIGHBORHOOD/LOC	20317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	117,722
FOP	180	30		54	4,238
UCP	275	20		55	4,317
USP	240	35		84	6,592
TOTALS	2,195			1,693	132,868

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		A-1	0.00	0.00	19,950.00	SF	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,693	107.8000	120.74	204,413	1966	1966	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2025 Heated Area: 1500 HX Base Yr											
											
TOTALS	2,195			1,693	132,868						

181 NE WINDALL LN, 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		132,868	
TOTAL MARKET OB/XF VALUE		8,100	
TOTAL LAND VALUE - MARKET		9,975	
TOTAL MARKET VALUE		150,943	
SOH/AGL Deduction		0	
ASSESSED VALUE		150,943	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		100,221	
TOTAL JUST VALUE		150,943	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		150,943	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053687	Right-of-Way Acce		07/29/2025
000043668	Mobile Home		02/08/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1540/2038	5/20/2025	WD	U	I	11	100	
GRANTOR: YATES LORA MAE							
GRANTEE: OLISA PROPERTIES LL							
1539/536	4/28/2025	WD	Q	I	01	100,000	
GRANTOR: YATES LORA MAE							
GRANTEE: OLISA PROPERTIES, L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP= N8 W30 S8 E30\$ BAS= W30 UCP= W11 S25 E11N25\$ S50 E5 FOP= S9 E20 N9 W20\$ E25 N50\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		A-1	0.00	0.00	19,950.00	SF	