

LOTS 10, 11, 12, 13, 14, 15 & 16
HIGHLAND ESTATES S/D EX'A PORTIO
IN WD 1478-2771.

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

2026

33-3S-17-06500-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	25	MOD METAL 100	6700	04	4,591	51.2244	25.10	115,234	1988	1988	0	0	0	50.00	50.00	VALUATION SUMMARY													
Roof Structur	10	STEEL FRME 100	1 SERV SHOP 0% - 2023 Heated Area: 4200 HX Base Yr													VALUATION BY STANDARD													
Roof Cover	12	MODULAR MT 100														Tax Group: 2 Tax Dist:													
Interior Wall	07	NONE 100														BUILDING MARKET VALUE 57,617													
Interior Floo	03	CONC FINSH 100														TOTAL MARKET OB/XF VALUE 14,130													
Ceiling	04	NONE 100														TOTAL LAND VALUE - MARKET 152,993													
Air Condition	01	NONE 100														TOTAL MARKET VALUE 224,740													
Heating Type	01	NONE 100														SOH/AGL Deduction 0													
Fixtures	5	100														ASSESSED VALUE 224,740													
Frame	05	STEEL 100														TOTAL EXEMPTION VALUE 0													
Story Height	12	100														BASE TAXABLE VALUE 224,740													
RMS	6	100														TOTAL JUST VALUE 224,740													
Stories	1.	1. 100														NCON VALUE 0													
Units	0	100														INCOME VALUE													
Condition Adj	02	02 100														PREVIOUS YEAR MKT VALUE 224,740													
BLDG:9:1: LOT 8																													
BLDG:8:1: LOT 7																													
XF0B:7:1: LOT 9																													
BLDG:7:1: LOT 6																													
PERMIT NUM DESCRIPTION AMT ISSUED																													
000041499 Mobile Home 03/10/2021																													
40382 M H 0 08/18/2020																													
40089 ELECTRICAL 0 07/01/2020																													
38370 M H 325 07/17/2019																													
29845 M H 325 12/27/2011																													
28979 M H 325 11/04/2010																													
SALES DATA																													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																													
1466/198 2/28/2022 WD U I 11 100																													
GRANTOR:																													
GRANTEE:																													
1464/1977 2/28/2022 WD Q I 04 600,000																													
GRANTOR: CAPALLIA DANA																													
GRANTEE: OLISA PROPERTIES, L																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS= W10 W30 CAN= W6 S41 E6 N41\$ S41 BAS= W24 S40 E24 N40\$ AOF= S40 CAN= S10 E40 N10 W40\$ E40 N40 W40\$ E40 CAN= E3 N41 W3 S41\$ N41 \$.																													
TOTALS 4,969 4,591 57,617																													
EXTRA FEATURES																													
L N	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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1988	1988	3	100	3,000													
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1988	1988	3	100	1,700													
3	0297	SHED CONCR	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1993	1993	3	100	3,000													
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	150													
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	280													
6	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	100													
7	0296	SHED METAL	0	0	25	24	600.00	UT	9.00	9.00	100	2022	2021	100	5,400														
8	0294	SHED WOOD/	0	0	0	0	1.00	UT	500.00	500.00	100	2022	2021	100	500														
TOTAL OB/XF 14,130																													
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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	2700	C	AUTO SALES	0		CI	271.00	200.00	67,997.00	SF		1.00	1.00	1.00	2.25	2.25	152,993												
REVIEW DATE 02/22/2022 BY ME Total Acres: 1.56 Total Land Value: 152,993 Market: 0 Agricultural: 0 Common: 152,993 PRINTED 11/19/2025 BY SYS																													