LOT 12 BLOCK 2 COUNTRY CLUB ESTA

378-296, PB 1293-2299, DC 1294,

EDGERLY BRANDON/SCHAUER LISA
239 SE OLUSTEE AVE
LAKE CITY, FL 32025

2026

34-3S-17-07119-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

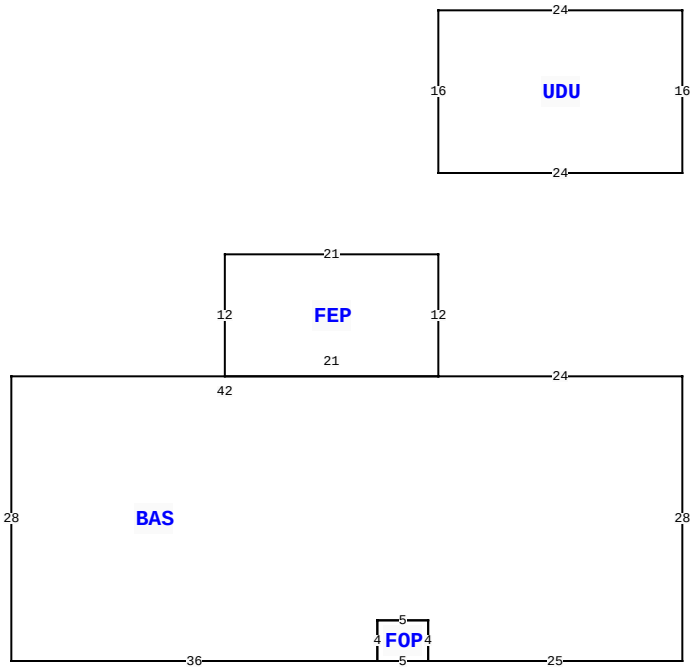
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100		1,828	162,261
FEP	252	80		202	17,930
FOP	20	30		6	532
UDU	384	55		211	18,729
TOTALS	2,484			2,247	199,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,247	121.9290	136.56	306,850	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1828 HX Base Yr 2021



239 SE OLUSTEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,452
TOTAL MARKET OB/XF VALUE		6,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		224,552
SOH/AGL Deduction		61,179
ASSESSED VALUE		163,373
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,651
TOTAL JUST VALUE		224,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049874	Solar Power Syste	52,146	05/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/0894	11/16/2020	WD	Q	I	01	165,000
GRANTOR: DIANA M DANIEL						
GRANTEE: BRANDON EDGERLY & L						
1301/2709	10/01/2015	PR	U	I	19	100
GRANTOR: DIANA M DANIEL AS PER						
GRANTEE: DIANA M DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= N12 W21 S12 E21$ W42 S28 E36 FOP= E5 N4 W5 S4$ N4 E5 S4 E25 N28$ PTR= N20 UDU= N16 W24 S16 E24$ S20$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0070	CARPORT UF	0	100	20	30	600.00	UT	3.00	3.00	100	2003	2003	3	100	1,800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 6,600

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		RSF-	2100.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/27/2017 BY DF Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS