LOT 13 BLOCK 2 COUNTRY CLUB ESTA

186-82, 567-845,863,1799, QC 117

NODA IBANES ALBO
223 SE OLUSTEE AVE
LAKE CITY, FL 32025

2026

34-3S-17-07120-000

BUILDING CHARACTERISTICS

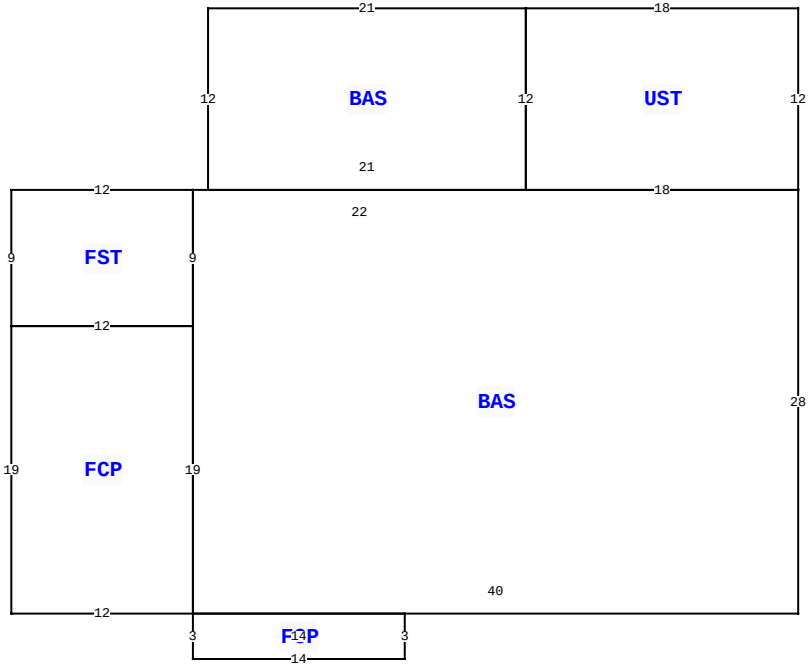
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	252	100		252	21,613
BAS	1,120	100		1,120	96,060
FCP	228	25		57	4,889
FOP	42	30		13	1,115
FST	108	55		59	5,060
UST	216	45		97	8,319
TOTALS	1,966			1,598	137,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,598	117.8100	131.95	210,856	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1372 HX Base Yr 2021



223 SE OLUSTEE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,056
TOTAL MARKET OB/XF VALUE		3,700
TOTAL LAND VALUE - MARKET		18,814
TOTAL MARKET VALUE		159,570
SOH/AGL Deduction		44,197
ASSESSED VALUE		115,373
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,651
TOTAL JUST VALUE		159,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/355	8/25/2025	WD	U	I	11	100
GRANTOR: GATEWAY TLC INVESTMEN						
GRANTEE: PEREZ MARISOL						
1549/357	8/22/2025	WD	Q	I	01	230,000
GRANTOR: PEREZ MARISOL						
GRANTEE: NODA IBANES ALBO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 BAS= N12 W21 S12 E21$ W22 FST= W12 S9 E12N9$S9 FCP= W12 S19 E12 N19$ S19 FOP= S3 E14 N3 W14 $E40 N28$ UST= N12 W18 S12 E18$.

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	0210	GARAGE U	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,700

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-2	90.00	125.00	1.00	LT		1.00	1.00	1.02	18,500.00	18,814.50	18,814							

REVIEW DATE 01/27/2017 BY DF Total Acres: 0.26 Total Land Value: 18,814 Market: 0 Agricultural: 0 Common: 18,814 PRINTED 11/19/2025 BY SYS