LOT 15 BLOCK 2 COUNTRY CLUB ESTA

571-504, 753-1375, FJ DIV#03-638

STINSON JEREMY
197 SE OLUSTEE AVE
LAKE CITY, FL 32025

2026

34-3S-17-07122-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

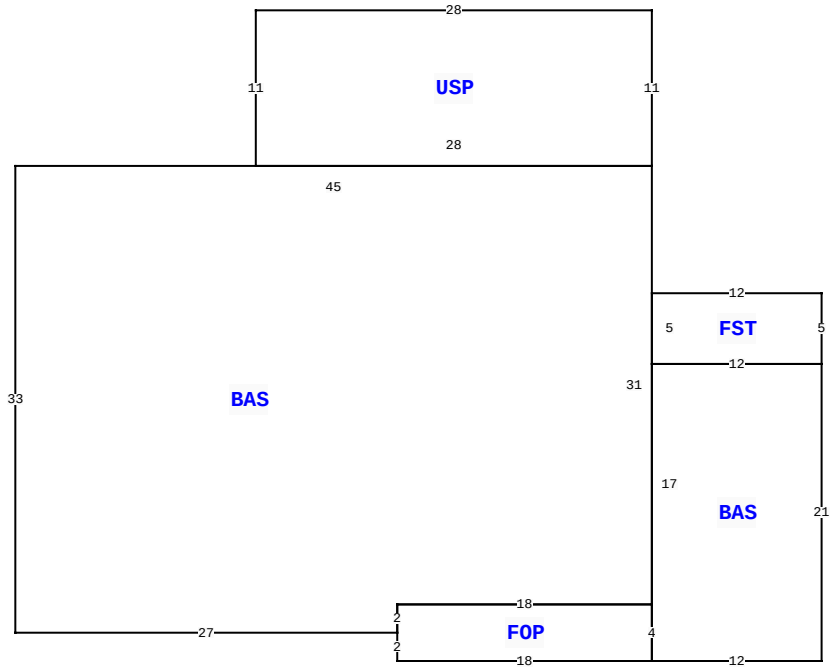
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	20,323
BAS	1,449	100		1,449	116,855
FOP	72	30		22	1,775
FST	60	55		33	2,661
USP	308	35		108	8,710
TOTALS	2,141			1,864	150,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,864	110.7740	124.07	231,266	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1701 HX Base Yr 2007



197 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		150,323
TOTAL MARKET OB/XF VALUE		16,502
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		185,325
SOH/AGL Deduction		82,620
ASSESSED VALUE		102,705
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,983
TOTAL JUST VALUE		185,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,325

SALE:1:1: LOT 15 BLK 2 COUNTRY CLUB ESTATES REPLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1089/0938	4/28/2006	WD	Q	I		95,000
GRANTOR: MERRY MENDENHALL						
GRANTEE: JEREMY STINSON						
1044/1019	4/25/2005	WD	Q	I	01	100
GRANTOR: PETER R LAWRENCE						
GRANTEE: MERRY KATHRYN MENDE						

BUILDING NOTES

BUILDING DIMENSIONS

USP= N11 W28 S11 E28$ BAS= W45 S33 E27 FOP= S2 E18 N4 W18 S2$ N2 E18 BAS= S4 E12 N21 FST= N5 W12 S5 E12$ W12 S17$ N31$.

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	500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1989	1989	3	30	10,752	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 16,502

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	60.00	179.00	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