LOT 18 BLOCK 2 COUNTRY CLUB ESTA

DC 816-2065, PB 1276-1232, PB 12

RIFAT JULIO CESAR
147 SE OLUSTEE AVE
LAKE CITY, FL 32025

2026

34-3S-17-07125-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

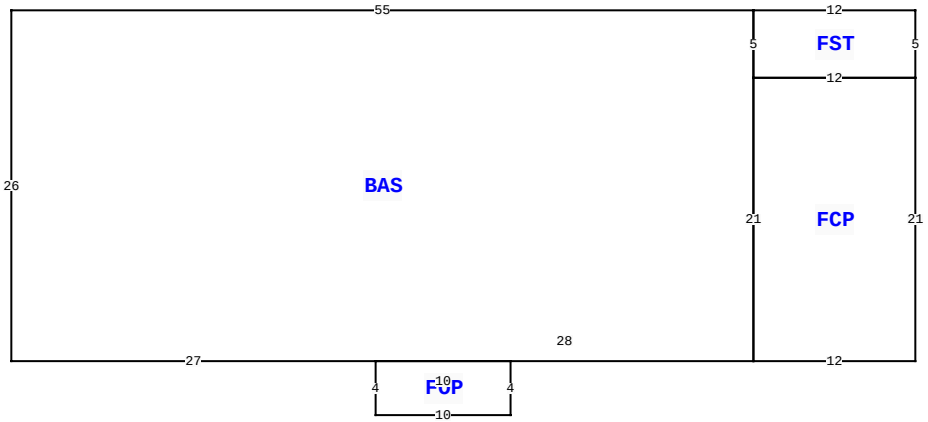
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,430	100		1,430	119,757
FCP	252	25		63	5,276
FOP	40	30		12	1,005
FST	60	55		33	2,764
TOTALS	1,782			1,538	128,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,538	115.0380	128.84	198,156	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1430 HX Base Yr 2025



147 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		128,801
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		148,501
SOH/AGL Deduction		0
ASSESSED VALUE		148,501
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,779
TOTAL JUST VALUE		148,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048994	Roof Replacement	9,900	01/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/2009	2/20/2024	WD	Q	I	01	178,500
GRANTOR: PARKER DEVELOPMENT LL						
GRANTEE: RIFAT JULIO CESAR						
1297/0591	6/26/2015	WD	U	I	16	52,000
GRANTOR: DEBORAH R FERRARI (IN						
GRANTEE: PARKER DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S26 E27 FOP= S4 E10N4 W10$ E28 FCP= E12 N21 W12 S21$ N21 FST= E12 N5 W12 S5$ N5$.

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	300	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/26/2024 BY TP Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS