

LOT 19 BLOCK 2 COUNTRY CLUB ESTA
LE 527-857, 796-664 THRU 671, 93

TUNSIL ANNETTE
131 SE OLUSTEE AVENUE
LAKE CITY, FL 32025

2026

34-3S-17-07126-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
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	02 02 100
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	1,353	100		1,353	86,589
FCP	252	25		63	4,032
FOP	24	30		7	448
FST	72	55		40	2,560

TOTALS	1,701			1,463	93,629
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	0	13	20	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-2	90.00	125.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	1,463	103.8906	116.36	170,235	1964	1964	0	0	10	35.00	55.00	
1 SINGLE FAM 0% - 2025 Heated Area: 1353 HX Base Yr													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/21/2023 MLU													

131 SE OLUSTEE AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1													2
VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 2 Tax Dist:													
BUILDING MARKET VALUE 93,629													
TOTAL MARKET OB/XF VALUE 1,400													
TOTAL LAND VALUE - MARKET 18,500													
TOTAL MARKET VALUE 113,529													
SOH/AGL Deduction 0													
ASSESSED VALUE 113,529													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 113,529													
TOTAL JUST VALUE 113,529													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 142,848													

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1541/921	5/12/2025	WD	Q	I	01	125,000	
GRANTOR: WYRICK KATHERINE P							
GRANTEE: TUNSIL ANNETTE							
0937/2149	10/17/2001	WD	Q	I	03	61,000	
GRANTOR: ALVIN E & LORRAINE WE							
GRANTEE: ERROL D & KATHERINE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W51 S27 E23 FOP= E6 N4 W6 S4\$ N4 E6 S4 E22 FCP= E12 N21 W12 S21\$ N21 FST= E12 N6 W12 S6\$ N6\$.									