LOT 3 BLOCK 6 COUNTRY CLUB ESTAT

1197-1090, WD 1250-2138, WD 1291

BRYANT MONTAVIOUS
4761 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

34-3S-17-07153-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

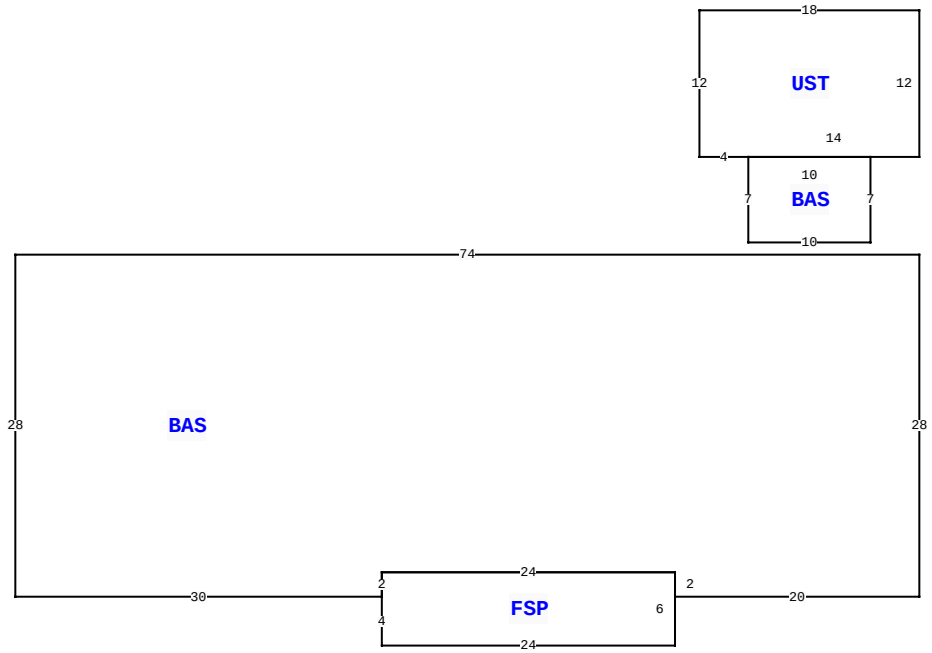
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	70	100		70	4,805
BAS	2,024	100		2,024	138,927
FSP	144	40		58	3,981
UST	216	45		97	6,658
TOTALS	2,454			2,249	154,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,249	94.2840	105.60	237,494	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 2094 HX Base Yr



387 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	154,371
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	20,905
TOTAL MARKET VALUE	177,676
SOH/AGL Deduction	0
ASSESSED VALUE	177,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,676
TOTAL JUST VALUE	177,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043924	Electrical Servic	0	03/15/2022
000042883	Roof Replacement	13,951	10/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/2725	8/26/2025	WD	U	I	12	188,000
GRANTOR: RANLIFE INC						
GRANTEE: BRYANT MONTAVIOUS						
1532/436	1/29/2025	CT	U	I	18	100
GRANTOR: HAMMOND LINDSAY						
GRANTEE: RANLIFE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W74 S28 E30 FSP= S4 E24N6 W24 S2$ N2 E24 S2 E20 N28$
PTR=N20 UST= W18 S12 E4 BAS= S7 E10N7 W10$ E14 N12$ 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	0		RSF-	2144.00	88.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							

REVIEW DATE 10/02/2025 BY TP Total Acres: 0.29 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905 PRINTED 11/19/2025 BY SYS