LOT 2 BLOCK 7 COUNTRY CLUB ESTAT

822-2009 THRU 822-2015, 827-426,

TRAINA BRUCE
132 SE OLUSTEE AVE
LAKE CITY, FL 32025

2026

34-3S-17-07158-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

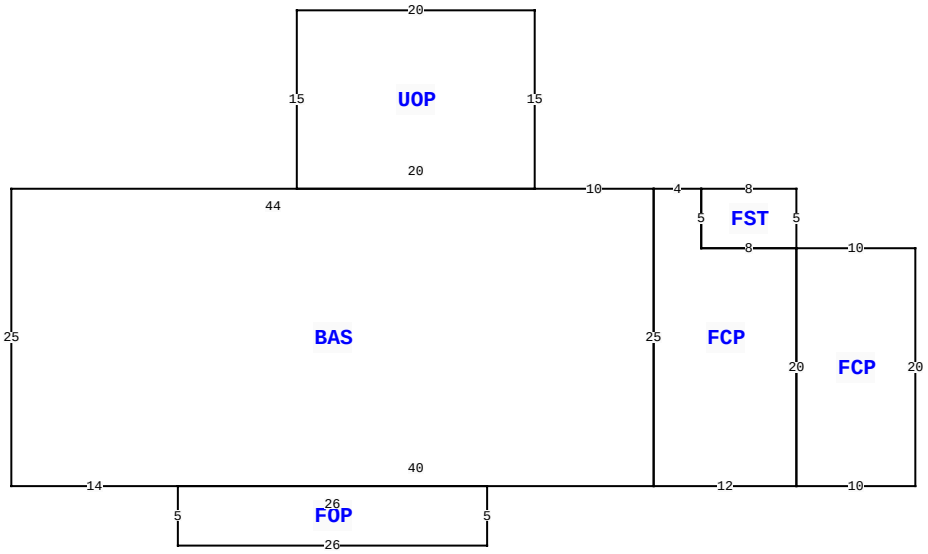
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,350	100		1,350	116,760
FCP	200	25		50	4,324
FCP	260	25		65	5,622
FOP	130	30		39	3,373
FST	40	55		22	1,903
UOP	300	20		60	5,190
TOTALS	2,280			1,586	137,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,586	118.8000	133.06	211,033	1964	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1350 HX Base Yr 2019



132 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		137,171
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		157,171
SOH/AGL Deduction		54,119
ASSESSED VALUE		103,052
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		47,330
TOTAL JUST VALUE		157,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,171

SALE:2:1: LOT 2 BLK 7 COUNTRY CLUB ESTATES

SALE:1:1: LOT 2 BLK 7 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
1496/1808	8/09/2023	LE	U	I	14	100
GRANTOR: TRAINA BRUCE (ENH LE)						
GRANTEE: MURPHY DORETTA (RMD						
1371/2759	10/31/2018	WD	Q	I	01	117,000
GRANTOR: THOMAS DEES						
GRANTEE: BRUCE TRAINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N15 W20 S15 E20$ W44 S25 E14 FOP= S5 E26 N5 W26$ E40 FCP= E12 FCP= E10 N20 W10 S20$ N20 FST= N5 W8 S5 E8$ W8 N5W4 S25$ N25$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	93.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/30/2017 BY BC Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/02/2025 BY SYS