LOT 6 BLOCK 7 COUNTRY CLUB ESTAT
455-062, 553-353, 687-216, 732-8

PEREZ MARISOL/MAYTIN JOSBEL
223 SE OLUSTEE AVE
LAKE CITY, FL 32025

2026

34-3S-17-07162-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

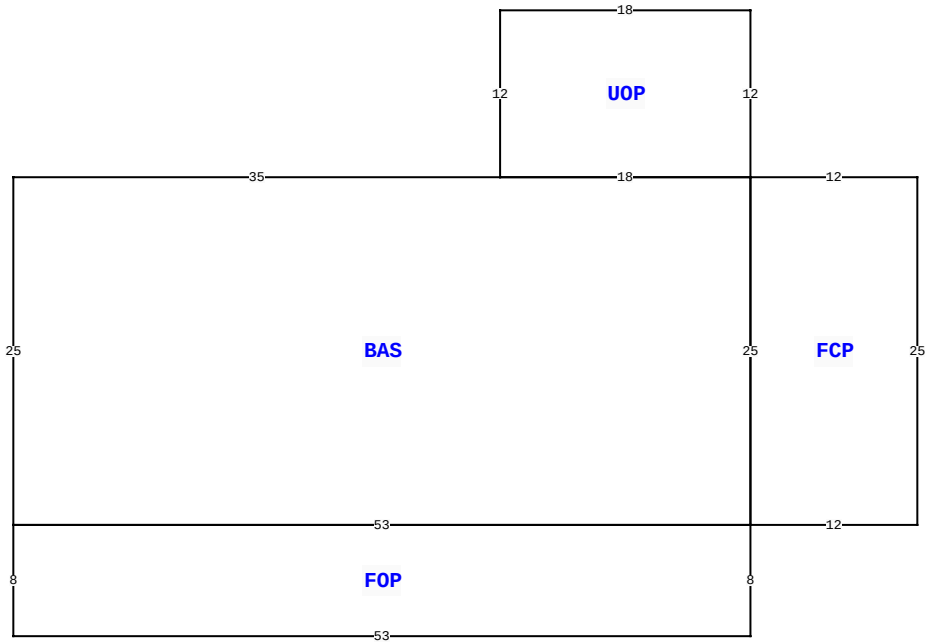
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,325	100		1,325	94,350
FCP	300	25		75	5,340
FOP	424	30		127	9,043
UOP	216	20		43	3,062
TOTALS	2,265			1,570	111,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,570	97.8120	109.55	171,994	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1325 HX Base Yr



214 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	111,796
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	131,296
SOH/AGL Deduction	0
ASSESSED VALUE	131,296
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,296
TOTAL JUST VALUE	131,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,296

SALE:1:1: LOT 6, BLOCK 7, COUNTRY CLUB ESTATES REP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1443/2187	7/29/2021	WD	U	I	37	72,900
GRANTOR: KNIGHT CORY B						
GRANTEE: PEREZ MARISOL						
1268/0785	1/14/2014	WD	U	I	30	73,000
GRANTOR: EUGENE L & DORIS S KN						
GRANTEE: CORY B KNIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S25 FOP= S8 E53 N8 W53$E53 FCP= E12 N25 W12 S25$N25
UOP= N12 W18 S12 E18$ W18$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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-	2118.00	82.00	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: 0.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS