LOT 9 BLOCK 10 COUNTRY CLUB
ESTATES REPLAT S/D.
387-214, WD 1318-2654,

FARNELL JEREMY DAVID
296 SE OLUSTEE AVE
LAKE CITY, FL 32025

2026

34-3S-17-07201-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

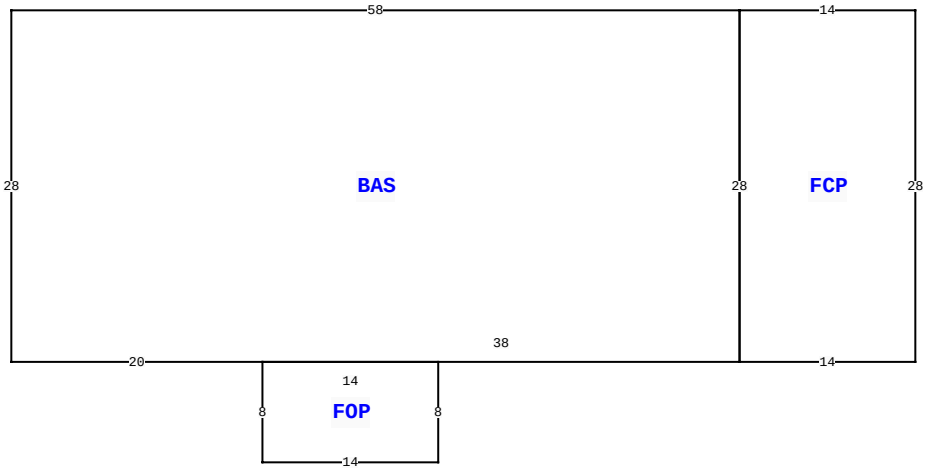
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,624	100		1,624	125,152
FCP	392	25		98	7,552
FOP	112	30		34	2,620
TOTALS	2,128			1,756	135,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,756	105.8547	118.56	208,191	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1624 HX Base Yr 2017



296 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		135,324
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		156,224
SOH/AGL Deduction		69,286
ASSESSED VALUE		86,938
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,216
TOTAL JUST VALUE		156,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052182	Generator	0	01/29/2025
28332	MAINT/ALTR	25	01/21/2010
6748	ADDN SFR	12,000	01/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/2654	7/20/2016	WD	U	I	11	100

GRANTOR: MALLIE MASON & PHYLLI

GRANTEE: JEREMY FARNELL(LE),

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S28 E20 FOP= S8 E14 N8 W14$ E38 FCP= E14 N28W14 S28$ N28$.

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	600	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	

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	100		RSF-2	110.00	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: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS