LOT 13 BLOCK 11 COUNTRY CLUB EST

DC 638-193, WD 1090-292, WD 1305

HOUSTON SOPHIA E
372 SE OLUSTEE AVE
LAKE CITY, FL 32025

2026

34-3S-17-07223-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

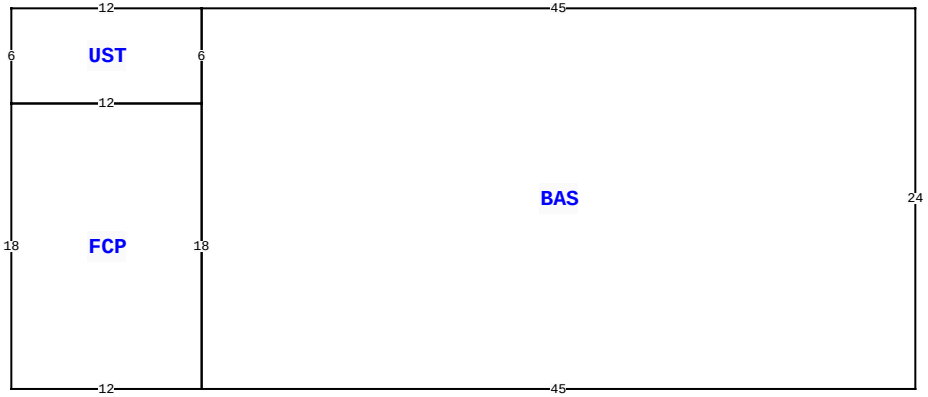
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 90
Roof Cover	06	ASB SHINGL 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,080	100		1,080	98,561
FCP	216	25		54	4,928
UST	72	45		32	2,920
TOTALS	1,368			1,166	106,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,166	125.3580	140.40	163,706	1962	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1080 HX Base Yr 2018



372 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		106,409
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		23,125
TOTAL MARKET VALUE		131,134
SOH/AGL Deduction		43,401
ASSESSED VALUE		87,733
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,011
TOTAL JUST VALUE		131,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1433/1080	8/19/2020	QC	U	I	11	100
GRANTOR: HOUSTON JAMES D						
GRANTEE: HOUSTON SOPHIA E						
1305/2251	12/11/2015	WD	Q	I	01	73,000
GRANTOR: GLENN T & WENDY J BIT						
GRANTEE: JAMES D & SOPHIA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 UST= W12 S6 E12 N6$S6 FCP= W12 S18 E12 N18$ S18 E45 N24$.

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	300	
2	0294	SHED WOOD/	0	100	12	10	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	80.00	175.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							

REVIEW DATE 01/31/2017 BY BC Total Acres: 0.32 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 11/18/2025 BY SYS