LOTS 1 & 2 BLOCK A COLLEGE MANOR
465-630, 827-1680, WD 1249-2710,

OLISA PROPERTIES LLC
212 SW COTTAGE GLEN
LAKE CITY, FL 32024

2026

36-3S-17-07404-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

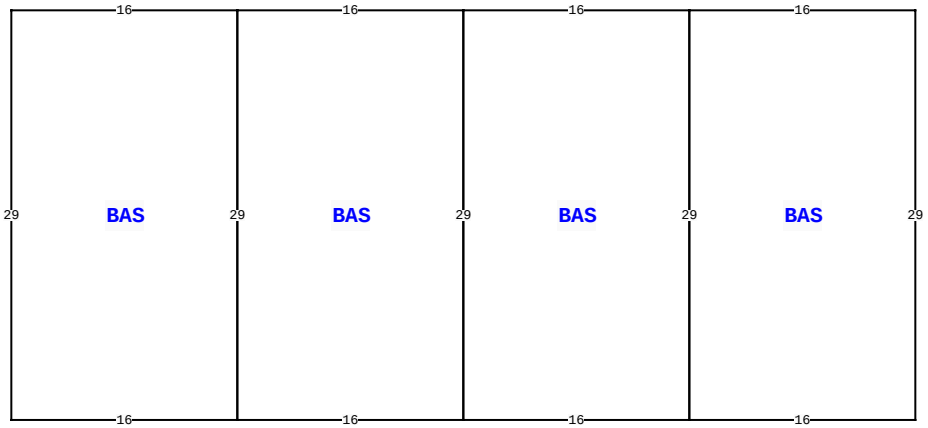
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	464	100		464	13,538
BAS	464	100		464	13,538
BAS	464	100		464	13,538
BAS	464	100		464	13,538
TOTALS	1,856			1,856	54,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2800	03	1,856	85.8154	72.94	135,377	1973	1973	0	0	10	50.00	40.00

1 TRI/QUAD 0% - 0 Heated Area: 1856 HX Base Yr



240 NE SEMESTER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	54,151
TOTAL MARKET OB/XF VALUE	5,300
TOTAL LAND VALUE - MARKET	11,000
TOTAL MARKET VALUE	70,451
SOH/AGL Deduction	0
ASSESSED VALUE	70,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,451
TOTAL JUST VALUE	70,451
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,451

SALE:1:1: LOTS 1 & 2 BLK A COLLEGE MANOR UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1249/2711	2/21/2013	WD	Q	I	05	95,000
GRANTOR: MARTHA H SAUNDERS						
GRANTEE: OLISA PROPERTIES LL						
1249/2710	2/21/2013	WD	U	I	16	31,700
GRANTOR: JENNY S MORRISON (SIN						
GRANTEE: MARTHA H SAUNDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N29 W16 BAS= W16 BAS= W16 BAS= W16 S29 E16 N29$ S29 E16 N29$ S29 E16 N29$ S29 E16$.

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	0	48	24	1.00	UT	0.00	0.00	100	0	0	3	100	4,500	
2	0166	CONC,PAVMT	0	0	35	21	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 5,300

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	0800	C	MULTI-FAM	0		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	11,000							

REVIEW DATE 09/17/2012 BY DF Total Acres: 0.35 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/07/2025 BY SYS