LOT 7 BLOCK 12 FOREST HILLS S/D
COR SAID LOT 7, RUN S 190 FT, NE
190 FT TO POB & BEG NW COR LOT 8

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

2027

00-00-00-07770-000

BUILDING CHARACTERISTICS

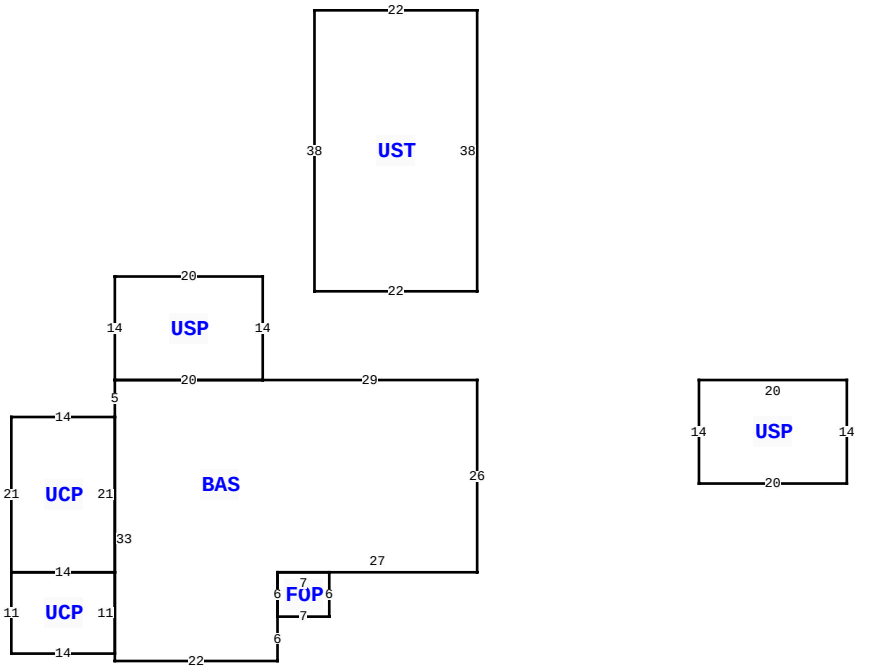
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 80
Exterior Wall	01	MINIMUM 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100		1,538	18,776
FOP	42	30		13	159
UCP	154	20		31	378
UCP	294	20		59	720
USP	280	35		98	1,196
USP	280	35		98	1,196
UST	836	45		376	4,590
TOTALS	3,424			2,213	27,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,213	55.4879	61.04	135,082	1960	1960	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 2023 Heated Area: 1538 HX Base Yr



418 SE EVERGREEN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	750	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	27,016
TOTAL MARKET OB/XF VALUE	2,750
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	64,766
SOH/AGL Deduction	0
ASSESSED VALUE	64,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,766
TOTAL JUST VALUE	64,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230	DEMOLISH	5	07/18/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/2135	7/15/2026	WD	Q	I	01	68,000
GRANTOR: O'STEEN STEVEN T						
GRANTEE: OLISA PROPERTIES, L						
1481/642	12/15/2022	WD	U	I	11	100
GRANTOR: LEE WANNIE TRUSTEE						
GRANTEE: O'STEEN STEVEN T						

BUILDING NOTES

BUILDING DIMENSIONS

```
BAS=[ORIG=0,0] W29 W20 S5 S33 E22 N6 N6 E27 N26 $
UST=[ORIG=0,-50] W22 S38 E22 N38 $
UCP=[ORIG=-49,5] W14 S21 E14 N21 $
USP=[ORIG=-29,0] N14 W20 S14 E20 $
USP=[ORIG=50,0] W20 S14 E20 N14 $
UCP=[ORIG=-63,26] S11 E14 N11 W14 $
FOP=[ORIG=-27,32] E7 N6 W7 S6 $
PTR=[ORIG=0,0] N50 S50 $
PTR=[ORIG=0,0] E50 W50 $
.
```

LAND DESCRIPTION

TOTAL OB/XF 2,750

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	0133	C	SFR LAKE	0		*RSF	-184.00	220.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/14/2023 BY JB Total Acres: 0.42 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS