

LOT 1 BLOCK 6 LAKE FOREST S/D UN
397-310, 690-507, WD 1347-1937,

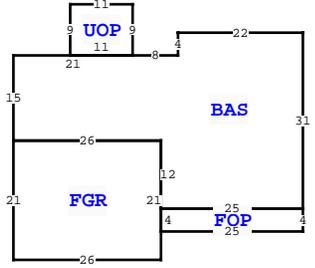
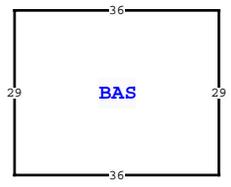
FLINT BRANDON M
500 SW OLEANDER PL
LAKE CITY, FL 32025

2026

00-00-00-07896-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	06	BD/BATTEN 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2024		349,907	1964	1995	0	0	31.50	68.50	Heated Area: 2197 HX Base Yr 2024	



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6417.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100		1,044	98,246
BAS	1,153	100		1,153	108,503
FGR	546	55		300	28,232
FOP	100	30		30	2,823
UOP	99	20		20	1,882
TOTALS	2,942			2,547	239,686

500 SW OLEANDER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		239,686
TOTAL MARKET OB/XF VALUE		710
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		258,896
SOH/AGL Deduction		0
ASSESSED VALUE		258,896
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		207,485
TOTAL JUST VALUE		258,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/2308	7/28/2023	WD	Q	I	01	290,000
GRANTOR: PARRISH CODY R						
GRANTEE: FLINT BRANDON M						
1372/0470	11/05/2018	WD	Q	I	01	172,000
GRANTOR: JOSHUA RAY & LOREN B						
GRANTEE: CODY T PARRISH & AL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W22 S4 W8 UOP= N9 W11 S9 E11\$ W21 S15 FGR= S21E26 N21 W26\$ E26 S12 FOP= S4 E25 N4 W25\$ E25N31\$ PTR=N45 BAS= N29 W36 S29 E36\$ S45\$.

L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	410	
2	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	210.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							