LOT 2 BLOCK 6 LAKE FOREST S/D UN
WD 1252-603, DC 1399-1697, WD 13

ARMISTEAD MATTHEW HAROLD/GEORGE PAMALA LEE
518 SW OLEANDER PL
LAKE CITY, FL 32025

2027

00-00-00-07897-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

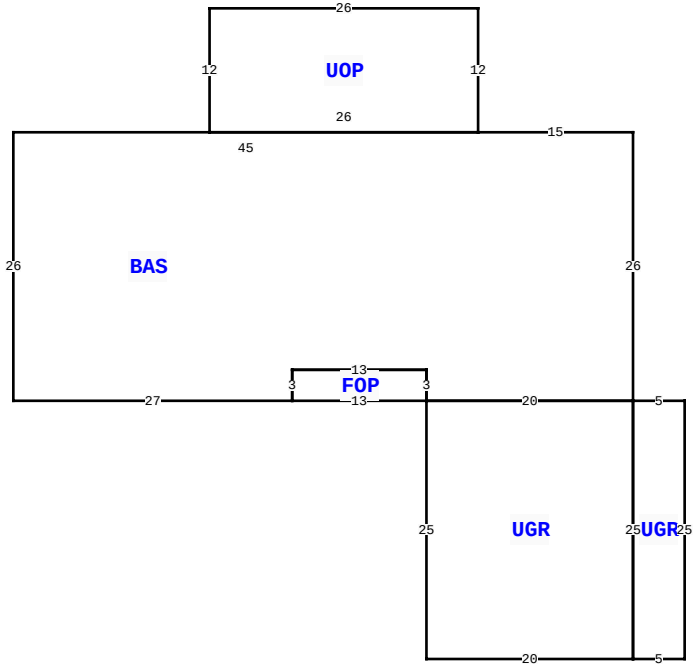
NEIGHBORHOOD/LOC 6417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100		1,521	125,746
FOP	39	30		12	992
UGR	125	45		56	4,630
UGR	500	45		225	18,602
UOP	312	20		62	5,126
TOTALS	2,497			1,876	155,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,876	115.6240	127.19	238,608	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1521 HX Base Yr 2024



518 SW OLEANDER PL, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		155,095
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		174,395
SOH/AGL Deduction		0
ASSESSED VALUE		174,395
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,984
TOTAL JUST VALUE		174,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/457	10/12/2022	WD	Q	I	01	175,000
GRANTOR: ROBINSON VALERIE B						
GRANTEE: ARMISTEAD MATTHEW H						
1399/1698	11/20/2019	WD	Q	I	01	142,000
GRANTOR: JOHN MATTHEW & KATHLE						
GRANTEE: VALERIE B ROBINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N12 W26 S12 E26$ W45 S26 E27 FOP= E13 N3 W13 S3$ N3 E13 S3 UGR= S25 E20 UGR= E5 N25 W5 S25$ N25 W20$ E20 N26$.

LAND DESCRIPTION

TOTAL OB/XF 800

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	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/16/2023 BY CP Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS