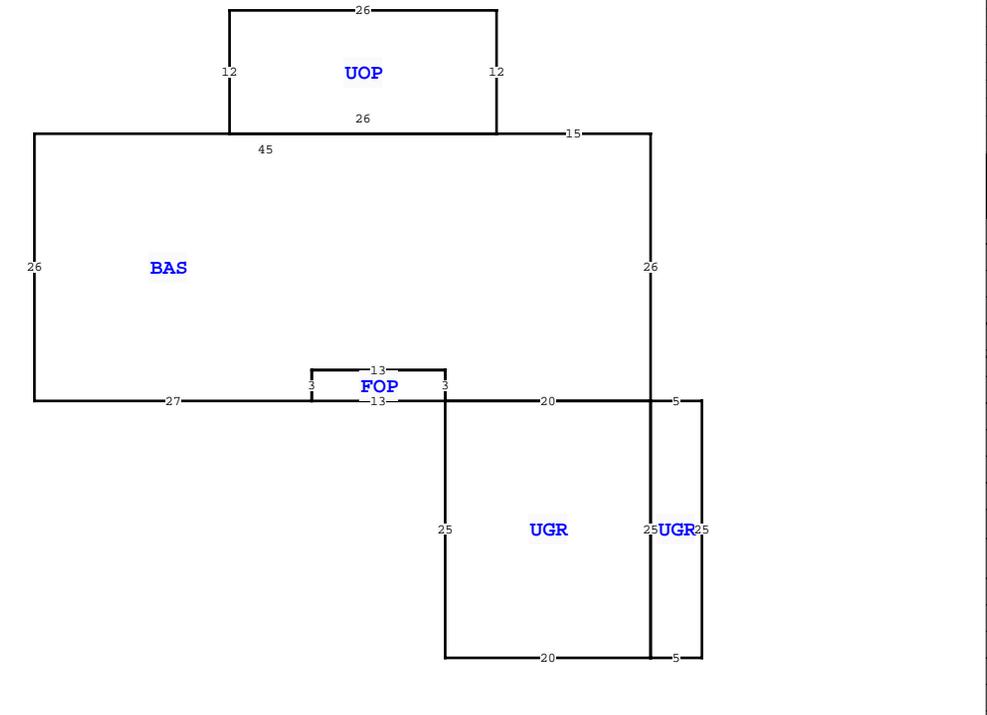


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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

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	129.50	242,942	1964	1964	0	0	35.00	65.00



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	128,031
FOP	39	30		12	1,010
UGR	125	45		56	4,714
UGR	500	45		225	18,940
UOP	312	20		62	5,219
TOTALS	2,497			1,876	157,912

518 SW OLEANDER PL, LAKE CITY

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF 800

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		*RSF	210.00	125.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		157,912	
TOTAL MARKET OB/XF VALUE		800	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		177,212	
SOH/AGL Deduction		363	
ASSESSED VALUE		176,849	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		125,438	
TOTAL JUST VALUE		177,212	
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\$.											