S DIV: LOT 12 BLK A OLIVIA ADDIT
779-2297, LE 1508-1025,

ODEN REGINA
494 SE WALDRON TER
LAKE CITY, FL 32025

2026

00-00-00-13508-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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 07

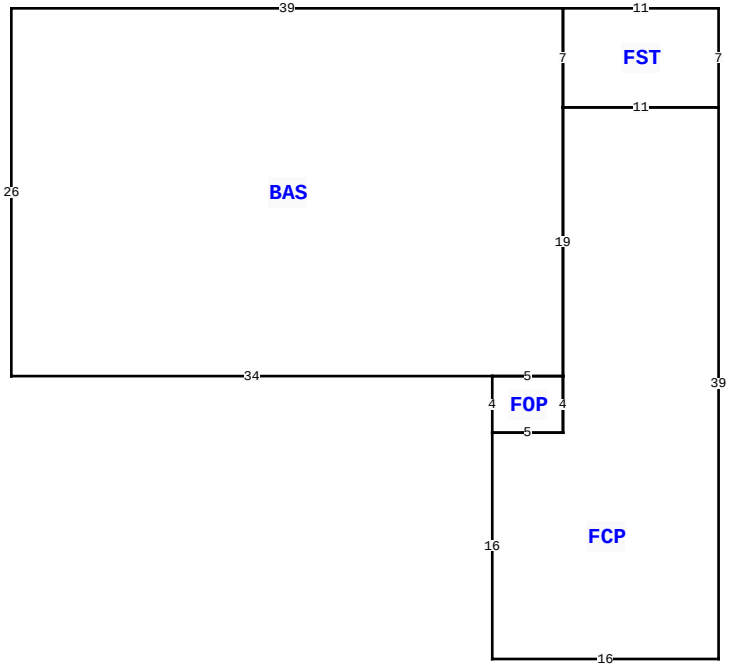
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100		1,014	80,944
FCP	509	25		127	10,138
FOP	20	30		6	479
FST	77	55		42	3,353
TOTALS	1,620			1,189	94,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,189	109.6500	122.81	146,021	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1014 HX Base Yr



494 SE WALDRON TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	450	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		94,914
TOTAL MARKET OB/XF VALUE		1,050
TOTAL LAND VALUE - MARKET		7,600
TOTAL MARKET VALUE		103,564
SOH/AGL Deduction		53,944
ASSESSED VALUE		49,620
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,620
TOTAL JUST VALUE		103,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,564

SALE:1:1: LOT 12 BLK A OLIVIA ADDITION #1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1025	2/14/2024	LE	U	I	14	100
GRANTOR: ODEN REGINA						
GRANTEE: ODEN REGINA (ENH LE						
0779/2297	9/14/1993	WD	Q	I		31,900
GRANTOR: MARIO RUBERO						
GRANTEE: REGINA ODEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S26 E34 FOP= S4 E5 N4 W5$ E5 FCP= S4 W5 S16 E16 N39 W11 S19$ N19 FST= E11 N7 W11 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 1,050

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-3	0.00	0.00	8,000.00	SF		1.00	1.00	1.00	0.95	0.95	7,600							

REVIEW DATE 12/07/2016 BY RP Total Acres: 0.18 Total Land Value: 7,600 Market: 0 Agricultural: 0 Common: 7,600 PRINTED 06/26/2026 BY SYS