S DIV: ALL BLOCK 317.
425-421, 614-744, WD 1318-990, W

P&K OLIN PROPERTIES, LLC
454 NW HORIZON ST
LAKE CITY, FL 32055

2027

00-00-00-14097-000

BUILDING CHARACTERISTICS

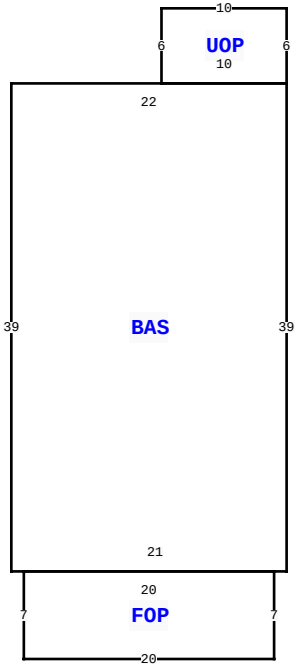
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100		858	21,817
FOP	140	30		42	1,068
UOP	60	20		12	305
TOTALS	1,058			912	23,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	912	35.5680	39.12	35,677	1935	1935	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 858 HX Base Yr



691 SW ALACHUA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	74,845
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	22,250
TOTAL MARKET VALUE	99,495
SOH/AGL Deduction	0
ASSESSED VALUE	99,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,495
TOTAL JUST VALUE	99,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/1336	7/13/2026	WD	U	I	11	100
GRANTOR: OLIN ROBERT F JR						
GRANTEE: P&K OLIN PROPERTIES						
1318/0990	7/11/2016	WD	U	I	37	12,000
GRANTOR: HUNG LOI KAM & ANNA K						
GRANTEE: ROBERT F OLIN JR &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N6 W10 S6 E10$ BAS= W22S39 E1 FOP= S7 E20 N7 W20$ E21 N39$.

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	0		RMF-	2110.00	211.00	22,250.00	SF		1.00	1.00	1.00	1.00	1.00	22,250							

REVIEW DATE 10/27/2016 BY DF Total Acres: 0.51 Total Land Value: 22,250 Market: 0 Agricultural: 0 Common: 22,250 PRINTED 11/16/2026 BY SYS

S DIV: ALL BLOCK 317.
425-421, 614-744, WD 1318-990, W

P&K OLIN PROPERTIES, LLC
454 NW HORIZON ST
LAKE CITY, FL 32055

2027

00-00-00-14097-000

BUILDING CHARACTERISTICS

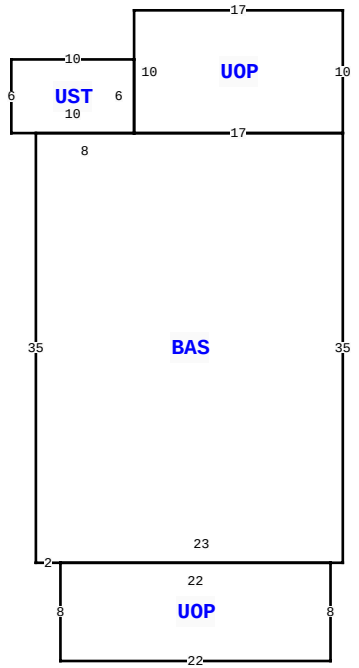
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100		875	29,672
UOP	170	20		34	1,153
UOP	176	20		35	1,187
UST	60	45		27	916
TOTALS	1,281			971	32,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	971	47.4240	52.17	50,657	1935	1935	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 875 HX Base Yr



691 SW ALACHUA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 1

VALUATION SUMMARY

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Tax Group: 1	Tax Dist:
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TOTAL MARKET VALUE	99,495
SOH/AGL Deduction	0
ASSESSED VALUE	99,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,495
TOTAL JUST VALUE	99,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/1336	7/13/2026	WD	U	I	11	100
GRANTOR: OLIN ROBERT F JR						
GRANTEE: P&K OLIN PROPERTIES						
1318/0990	7/11/2016	WD	U	I	37	12,000
GRANTOR: HUNG LOI KAM & ANNA K						
GRANTEE: ROBERT F OLIN JR &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N10 W17 S10 E17$ BAS= W17 UST= N6 W10 S6 E10$ W8 S35 E2
UOP= S8 E22 N8 W22$ E23 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/27/2016 BY DF Total Acres: 0.51 Total Land Value: 22,250 Market: 0 Agricultural: 0 Common: 22,250 PRINTED 11/16/2026 BY SYS

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BUILDING CHARACTERISTICS

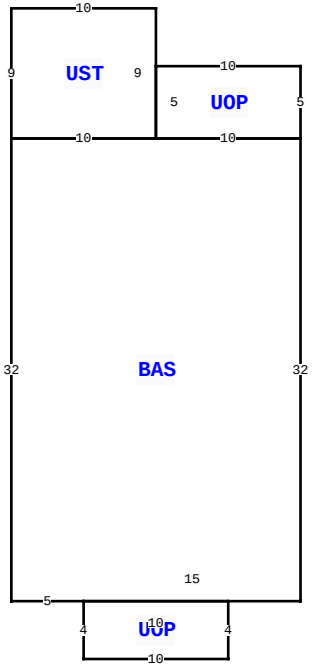
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Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100		640	17,172
UOP	40	20		8	215
UOP	50	20		10	268
UST	90	45		40	1,073
TOTALS	820			698	18,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	698	37.5240	41.28	28,813	1935	1935	0	0	0	35.00	65.00

3 SINGLE FAM 0% - 0 Heated Area: 640 HX Base Yr



691 SW ALACHUA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	74,845
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	22,250
TOTAL MARKET VALUE	99,495
SOH/AGL Deduction	0
ASSESSED VALUE	99,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,495
TOTAL JUST VALUE	99,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/1336	7/13/2026	WD	U	I	11	100
GRANTOR: OLIN ROBERT F JR						
GRANTEE: P&K OLIN PROPERTIES						
1318/0990	7/11/2016	WD	U	I	37	12,000
GRANTOR: HUNG LOI KAM & ANNA K						
GRANTEE: ROBERT F OLIN JR &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N5 W10 S5 E10$ BAS= W10UST= N9 W10 S9 E10$ W10 S32 E5
UOP= S4 E10 N4 W10$ E15 N32$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/27/2016 BY DF Total Acres: 0.51 Total Land Value: 22,250 Market: 0 Agricultural: 0 Common: 22,250 PRINTED 11/16/2026 BY SYS