COMM NE COR OF SE1/4 OF NW1/4 W
S 255.65 FT, W 340.78 FT, N 255.
SE1/4 OF NW1/4, E 340.78 TO POB.

SAULSBY OLIVER W/SAULSBY WILLIE H
196 NW SAULSBY GLN
LAKE CITY, FL 32055-7521

2027

01-3S-15-00127-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

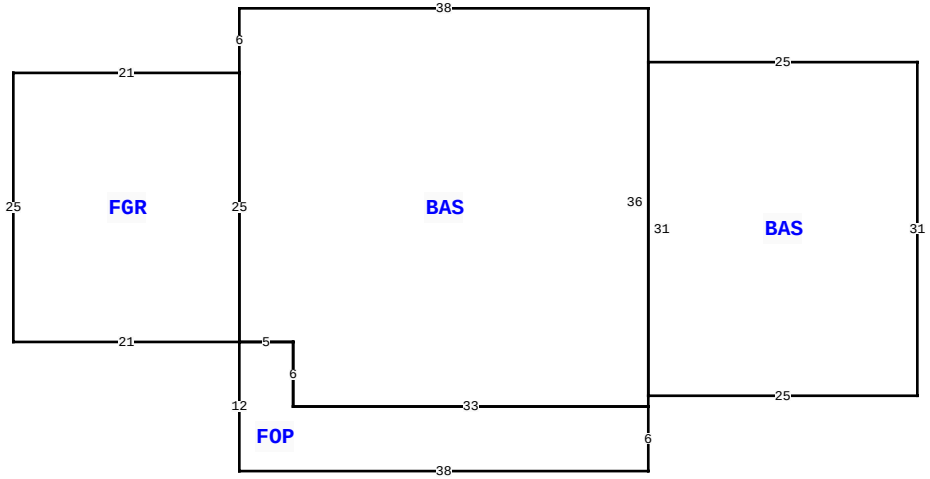
NEIGHBORHOOD/LOC 1315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	775	100		775	76,471
BAS	1,376	100		1,376	135,773
FGR	525	55		289	28,516
FOP	258	30		77	7,598
TOTALS	2,934			2,517	248,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,517	112.1280	123.34	310,447	2009	2009	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2015 Heated Area: 2151 HX Base Yr 2015



196 NW SAULSBY GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/20/2026 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	0166	CONC,PAVMT	0	100	0	0	578.00	UT	2.50	2.50	100	2009	2009	3	100	1,445	
2	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,592	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,900	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021		100	3,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	248,358
TOTAL MARKET OB/XF VALUE	14,937
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	287,295
SOH/AGL Deduction	102,117
ASSESSED VALUE	185,178
TOTAL EXEMPTION VALUE	HX HB VX VP 120,795
BASE TAXABLE VALUE	64,383
TOTAL JUST VALUE	287,295
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41464	UPGRADING		03/04/2021
31991	ADDN SFR	282	05/28/2014
27822	SFR	626	05/20/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1167/0329	2/10/2009	WD	U	V	30	6,000

GRANTOR: LOUIS & DELORES SAULS

GRANTEE: OLIVER W & WILLIE H

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S6 FGR= W21 S25 E21 N25$ S25 FOP= S12 E38 N6 W33 N6 W5$ E5 S6 E33 N1 BAS= E25 N31 W25 S31$ N36$.

LAND DESCRIPTION

TOTAL OB/XF 14,937

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000							

REVIEW DATE 06/22/2021 BY JB Total Acres: 2.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS