LOTS 8 & 9 OLUSTEE CREEK ESTATES
EX ADD R/W AS DESC ORB 788-650.

VANDE VOREN RONALD/VANDE VOREN LINDA
1049 SE BALD EAGLE LOOP
LAKE CITY, FL 32025

2027

02-6S-17-09533-118

BUILDING CHARACTERISTICS

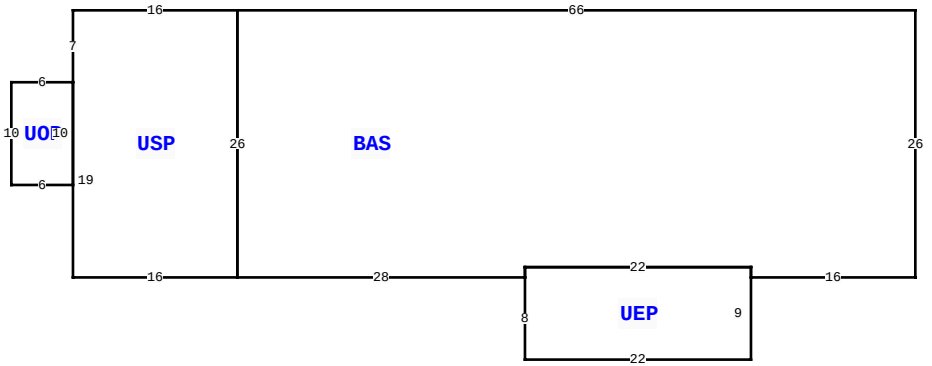
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100		1,694	47,527
UEP	198	70		139	3,900
UOP	60	25		15	421
USP	416	35		146	4,096
TOTALS	2,368			1,994	55,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,994	116.9000	70.14	139,859	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1694 HX Base Yr



1049 SE BALD EAGLE LOOP, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 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	0021	BARN,FR AE	0	100	14	30	1.00	UT	0.00	0.00	100	0	0	3	100	970	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		55,944
TOTAL MARKET OB/XF VALUE		11,470
TOTAL LAND VALUE - MARKET		33,000
TOTAL MARKET VALUE		100,414
SOH/AGL Deduction		57,117
ASSESSED VALUE		43,297
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,297
TOTAL JUST VALUE		100,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,414

LAND:1:1: 1.81 ACRES

SALE:1:1: ADJOINING LANDOWNER LOT 8 BLK. B

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0945/0728	1/18/2002	QC	Q	V	06	100
GRANTOR: LINDA BRADFORD						
GRANTEE: RONALD & LINDA VAND						
0677/0552	2/27/1989	AD	U	V		4,000
GRANTOR: FEAGLE RONALD						
GRANTEE: BRADFORD LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 USP= W16 S7 UOP= W6 S10 E6 N10$ S19 E16 N26$ S26 E28
UEP= S8 E22 N9 W22 S1$ N1 E22 S1 E16 N26$.

LAND DESCRIPTION

TOTAL OB/XF 11,470

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.75	22,000.00	16,500.00	33,000							

REVIEW DATE 09/25/2017 BY DF Total Acres: 1.49 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 11/17/2026 BY SYS