LOT 6 BLOCK A UNIT II OLUSTEE CR

787-1602, 803-855, DC 1546-701,

ESQUIVEL JOHN PAUL/SHAVIT INBAL
2740 SW 81ST WAY
DAVIE, FL 33328

2027

02-6S-17-09533-206

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 90
Interior Floo	08	SHT VINYL 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
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

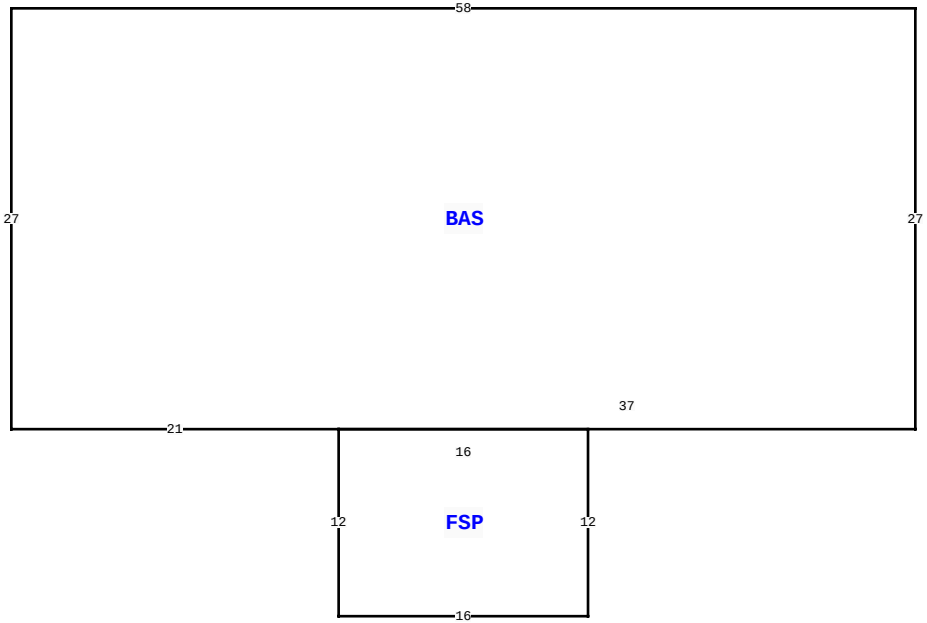
NEIGHBORHOOD/LOC 2617.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100		1,566	93,752
FSP	192	40		77	4,610
TOTALS	1,758			1,643	98,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,643	115.8000	108.85	178,841	1995	1995	0	0	0	45.00	55.00

1 MODULAR 1 100% - 1996 Heated Area: 1566 HX Base Yr 1996



350 SE BALD EAGLE LOOP, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 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	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	50	2005	2005	3	50	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	50	2005	2005	3	50	540	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	98,363
TOTAL MARKET OB/XF VALUE	10,340
TOTAL LAND VALUE - MARKET	65,260
TOTAL MARKET VALUE	173,963
SOH/AGL Deduction	82,106
ASSESSED VALUE	91,857
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	40,446
TOTAL JUST VALUE	173,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,963

SALE:1:1: LOT 6 BLOCK A OLUSTEE CREEK ESTATES UNIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055285	Electrical Servic		03/19/2026
000052394	Remodel	12,672	02/20/2025
31078	MAINT/ALTR	45	05/23/2013
9564	M H	125	04/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/309	9/04/2026	WD	Q	I	01	245,000
GRANTOR: GENTRY SHERMAN ROBERT						
GRANTEE: ESQUIVEL JOHN PAUL						
1575/18	8/17/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (GENTR						
GRANTEE: GENTRY SHERMAN ROBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S27 E21 FSP= S12 E16 N12 W16$ E37 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,340

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	0102	C	SFR/MH	100		00	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

REVIEW DATE 03/26/2026 BY TW Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS