LOT 4 BLOCK B OLUSTEE CREEK ESTA
650-192, 691-198, 848-74, 893-18

VAALA DANE EDWARD/VAALA DIANE ELIZABETH
453 SE BALD EAGLE LP
LAKE CITY, FL 32025

2027

02-6S-17-09533-234

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

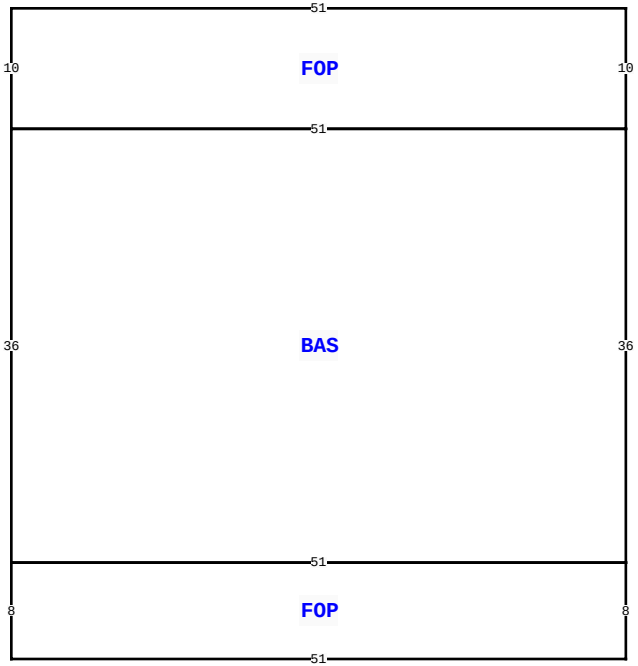
DOR CODE 0102 SFRES/MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2617.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	192,530
FOP	408	30		122	12,794
FOP	510	30		153	16,044
TOTALS	2,754			2,111	221,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,111	119.1645	131.08	276,710	2009	2009	0	0	0	20.00	80.00

2 SINGLE FAM 100% - 2023 Heated Area: 1836 HX Base Yr 2023



453 SE BALD EAGLE LOOP, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	321,018
TOTAL MARKET OB/XF VALUE	25,282
TOTAL LAND VALUE - MARKET	68,120
TOTAL MARKET VALUE	414,420
SOH/AGL Deduction	167,503
ASSESSED VALUE	246,917
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	195,506
TOTAL JUST VALUE	414,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	419,512

SALE:1:1: LOT 4 BLK B
XFOB:1:1: CONCORD/CHAMPION M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26122	SFR	557	08/13/2007
14092	M H	125	06/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/1101	12/16/2022	WD	Q	I	01	521,000
GRANTOR: WEILAND DANIEL D						
GRANTEE: VAALA DANE EDWARD						
0928/0724	6/01/2001	WD	Q	I		68,000
GRANTOR: AUGUSTA RIDER						
GRANTEE: DANIEL & DEBRA WEIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N36 FOP= N10 W51 S10 E51$ W51 S36 FOP= S8 E51 N8 W51$ E51$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,500	
3	0040	BARN,POLE	0	100	28	32	896.00	UT	4.50	4.50	100	2005	2005	3	100	4,032	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
9	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
10	0296	SHED METAL	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 22,782

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		00	0.00	0.00	4.74	AC		1.00	1.00	1.00	13,000.00	13,000.00	61,620							
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	6,500							

REVIEW DATE 02/03/2023 BY ME Total Acres: 5.24 Total Land Value: 68,120 Market: 0 Agricultural: 0 Common: 68,120 PRINTED 11/17/2026 BY SYS

LOT 4 BLOCK B OLUSTEE CREEK ESTA
650-192, 691-198, 848-74, 893-18

VAALA DANE EDWARD/VAALA DIANE ELIZABETH
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2027

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BUILDING CHARACTERISTICS

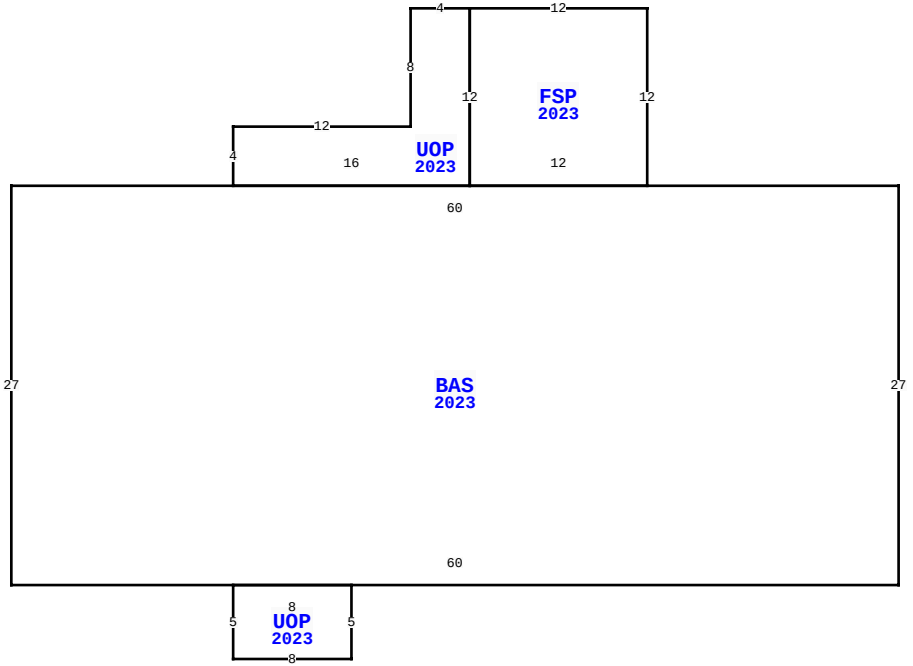
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/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	1,620	100	2023	1,620	94,295
FSP	144	40	2023	58	3,376
UOP	40	25	2023	10	582
UOP	96	25	2023	24	1,397
TOTALS	1,900			1,712	99,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,712	113.8000	105.83	181,181	1988	1988	0	0	0	45.00	55.00

3 MANUF 1 0% - 2023 Heated Area: 1620 HX Base Yr 2023



453 SE BALD EAGLE LOOP, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 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
11	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

COLUMBIA COUNTY PROPERTY

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GRANTEE: VAALA DANE EDWARD						
0928/0724	6/01/2001	WD	Q	I		68,000
GRANTOR: AUGUSTA RIDER						
GRANTEE: DANIEL & DEBRA WEIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=8,10] S27 E60 N27 W60 $
UOP=[YR=2023;ORIG=23,37] S5 E8 N5 W8 $
UOP=[YR=2023;ORIG=23,6] S4 E16 N12 W4 S8 W12 $
FSP=[YR=2023;ORIG=39,-2] S12 E12 N12 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,500

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 02/03/2023 BY ME Total Acres: 5.24 Total Land Value: 68,120 Market: 0 Agricultural: 0 Common: 68,120 PRINTED 11/17/2026 BY SYS