LOT 2 BLOCK 1 OAK HILL ESTATES S

757-284, 770-2206, 875-1109, WD

GOODWIN PATRICE
492 SE OLUSTEE AVE
LAKE CITY, FL 32025

2027

03-4S-17-07493-000

BUILDING CHARACTERISTICS

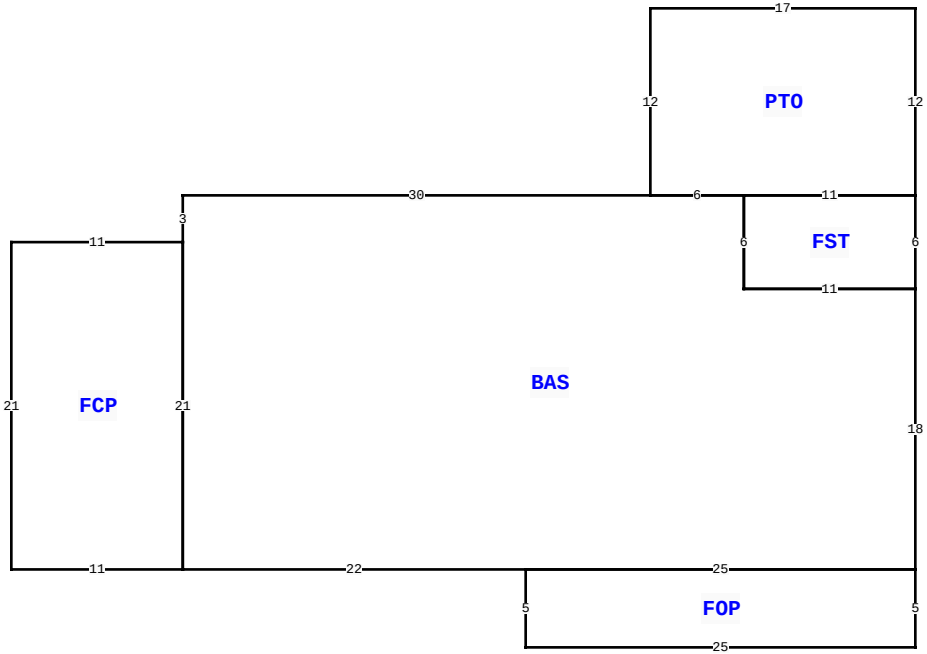
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,062	100		1,062	89,691
FCP	231	25		58	4,898
FOP	125	30		38	3,209
FST	66	55		36	3,040
PTO	204	5		10	844
TOTALS	1,688			1,204	101,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,204	118.1160	129.93	156,436	1962	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1062 HX Base Yr 2006



492 SE OLUSTEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	400.00	400.00	100	2021	2020		100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		101,683
TOTAL MARKET OB/XF VALUE		750
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		120,933
SOH/AGL Deduction		52,091
ASSESSED VALUE		68,842
TOTAL EXEMPTION VALUE	HX HB DX	48,842
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		120,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,780

SALE:2:1: LOT 2 BLK 1 OAK HILL ESTATES

SALE:1:1: LOT 2, BLK 1, OAK HILL ESTATES REPLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054172	Remodel	8,400	09/30/2025
41047	ELECTRICAL		12/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/27	8/10/2026	LE	U	I	14	100
GRANTOR: GOODWIN PATRICE (ENH						
GRANTEE: GOODWIN ALEXANDER N						
1574/2280	8/10/2026	QC	U	I	11	100
GRANTOR: GOODWIN PATRICE						
GRANTEE: GOODWIN PATRICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S3 FCP= W11 S21 E11N21$ S21 E22 FOP= S5 E25 N5 W25$ E25 N18 FST= N6 W11 S6 E11$ W11 N6 PTO= E11 N12 W17 S12 E6$ W6$.

LAND DESCRIPTION

TOTAL OB/XF 750

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		RSF-2	85.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/01/2026 BY robin Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS