LOT 1 BLOCK 5 OAK HILL ESTATES S
798-2052, QC 1016-2118,

BALL TIMOTHY T
483 SE OLUSTEE AVE
LAKE CITY, FL 32025

2027

03-4S-17-07525-000

BUILDING CHARACTERISTICS

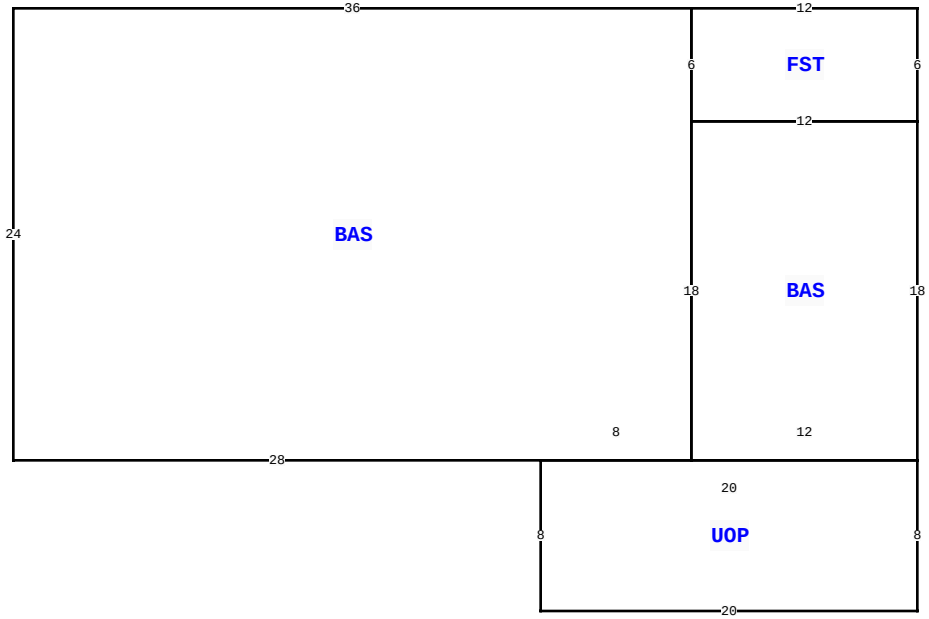
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	216	100		216	17,250
BAS	864	100		864	68,998
FST	72	55		40	3,194
UOP	160	20		32	2,556
TOTALS	1,312			1,152	91,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,152	111.6900	122.86	141,535	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1080 HX Base Yr 1995



483 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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	100	6	8	1.00	UT	150.00	150.00	50	1993	1993	3	50	75	
3	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	91,998
TOTAL MARKET OB/XF VALUE	375
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	110,873
SOH/AGL Deduction	57,560
ASSESSED VALUE	53,313
TOTAL EXEMPTION VALUE	HX HB 28,313
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	110,873
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,543

SALE:1:1: LOT 1 BLOCK 5 OAK HILL ESTATES REPLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041641	Roof Replacement	6,900	03/31/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0798/2052	12/05/1994	WD	Q	I	03	39,000

GRANTOR: LOUIE TED & RETHEAL C

GRANTEE: TIMOTHY T & LYNDA K

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E28 UOP= S8 E20 N8 W20$ E8 BAS= E12 N18 W12 S18$ N18 FST= E12 N6 W12 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 375

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	109.00	103.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/05/2021 BY JS Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS