LOT 21 BLOCK 5 OAK HILL ESTATES
415-376, WD 1121-748, WD 1125-15

B & G RENTAL PROPERTIES LLC
894 SE GABE ST
LAKE CITY, FL 32025

2027

03-4S-17-07545-000

BUILDING CHARACTERISTICS

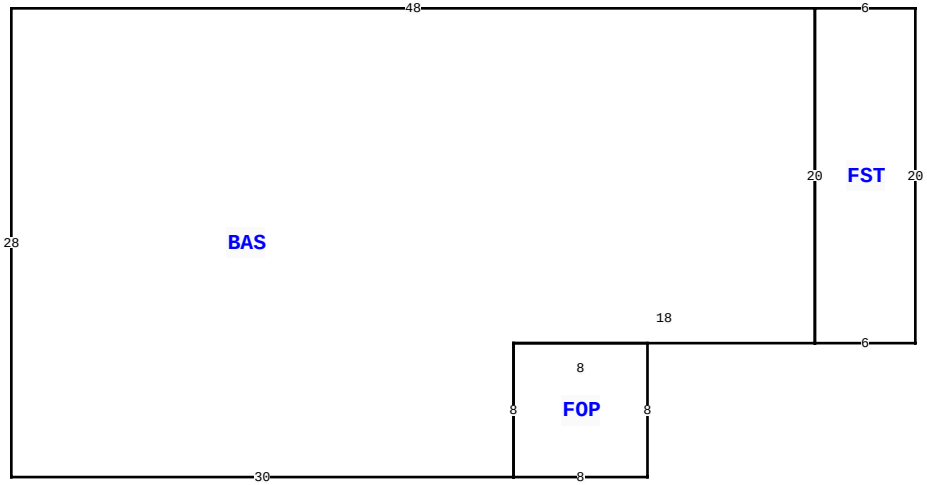
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	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	1,200	100		1,200	113,326
FOP	64	30		19	1,795
FST	120	55		66	6,233
TOTALS	1,384			1,285	121,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,285	132.0800	145.29	186,698	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1200 HX Base Yr



529 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	121,354
TOTAL MARKET OB/XF VALUE	1,575
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	141,429
SOH/AGL Deduction	0
ASSESSED VALUE	141,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,429
TOTAL JUST VALUE	141,429
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1450	5/24/2022	WD	Q	I	01	135,000
GRANTOR: PORTER WILLIAM RUSS						
GRANTEE: B & G RENTAL PROPER						
1367/1384	8/21/2018	WD	U	I	37	38,000
GRANTOR: LLOYD D ADAMS						
GRANTEE: WILLIAM RUSS PORTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S28 E30 FOP= E8 N8 W8 S8$ N8 E18 FST= E6 N20 W6 S20$ N20$.

LAND DESCRIPTION

TOTAL OB/XF 1,575

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	0		RSF-2	75.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/16/2017 BY DF Total Acres: 0.19 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS