LOT 1 BLOCK 7 OAK HILL ESTATES S

791-1757, 843-1460, 936-954, QC

CARC-ADVOCATES FOR CITIZENS WITH DISABILITIES, INC
512 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2027

03-4S-17-07553-000

BUILDING CHARACTERISTICS

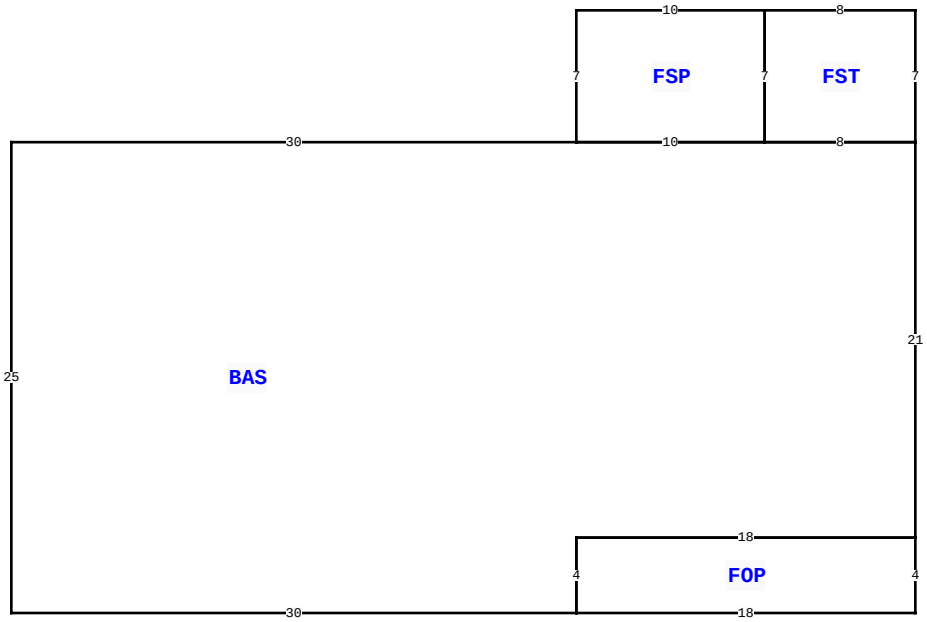
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,128	100		1,128	83,665
FOP	72	30		22	1,632
FSP	70	40		28	2,077
FST	56	55		31	2,299
TOTALS	1,326			1,209	89,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,209	103.7340	114.11	137,959	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1128 HX Base Yr



571 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	100	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		89,673
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		20,905
TOTAL MARKET VALUE		111,378
SOH/AGL Deduction		0
ASSESSED VALUE		111,378
TOTAL EXEMPTION VALUE	10	111,378
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		111,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32060	REMODEL	170	06/23/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/1407	4/29/2016	WD	U	I	18	0
GRANTOR: COLUMBIA COUNTY, FLOR						
GRANTEE: CARC-ADVOCATES FOR						
1266/2741	12/11/2013	WD	U	I	12	54,500
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: COLUMBIA COUNTY FLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S25 E30 FOP= E18 N4W18 S4$ N4 E18 N21 FST= N7 W8S7 E8$ W8 FSP= N7 W10 S7 E10$W10$.

LAND DESCRIPTION

TOTAL OB/XF 800

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	141.00	94.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							

REVIEW DATE 03/16/2017 BY DF Total Acres: 0.30 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905 PRINTED 11/17/2026 BY SYS