LOT 31 SUZANNE S/D UNIT 1.
468-303, 672-78, DC 1326-1891,
PB 1326-1892, PR 1323-2247,

OLIVE BRANDY L
185 SE GOLDIE WAY
LAKE CITY, FL 32025

2027

03-4S-17-07570-031

BUILDING CHARACTERISTICS

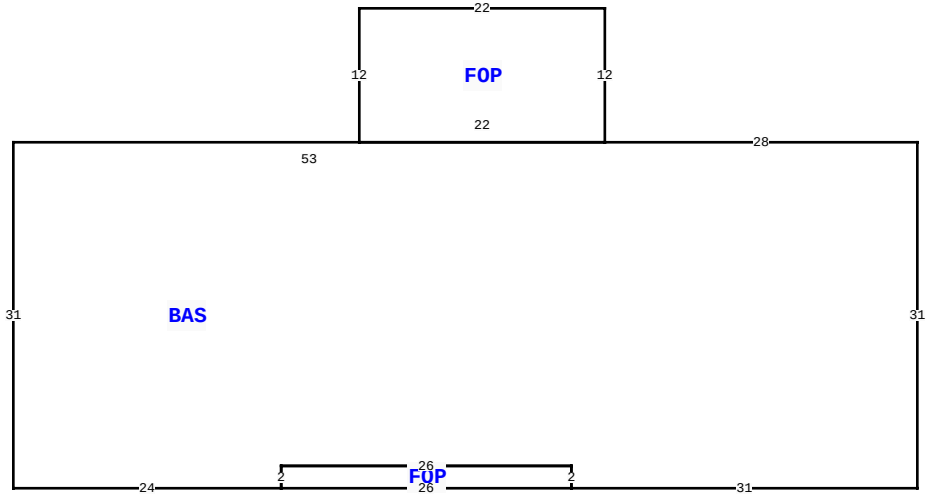
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,459	100		2,459	191,738
FOP	52	30		16	1,247
FOP	264	30		79	6,160
TOTALS	2,775			2,554	199,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,554	109.0560	119.96	306,378	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 2459 HX Base Yr 2018



185 SE GOLDIE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	10	14	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,146
TOTAL MARKET OB/XF VALUE		2,250
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		223,896
SOH/AGL Deduction		88,547
ASSESSED VALUE		135,349
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,938
TOTAL JUST VALUE		223,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050607	Remodel	4,491	08/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/0697	7/24/2017	WD	Q	I	01	130,000
GRANTOR: MIRANDA HARRY & VIRGI						
GRANTEE: BRANDY L OVIVE						
1323/2247	9/23/2016	PR	U	I	18	100
GRANTOR: MIRANDA HARRY & VIRGI						
GRANTEE: MIRANDA HARRY & VIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FOP= N12 W22 S12 E22$ W53 S31 E24 FOP= E26 N2 W26 S2$ N2 E26 S2 E31 N31$.

LAND DESCRIPTION

TOTAL OB/XF 2,250

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/27/2017 BY DF Total Acres: 0.55 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS