THE S 330 FT OF THE N 800 FT OF SE1/4 AS LIES E OF SR-47.

OLSON SHEILA ANN
7647 SW SR 47
LAKE CITY, FL 32024

2027

03-5S-16-03449-000

BUILDING CHARACTERISTICS

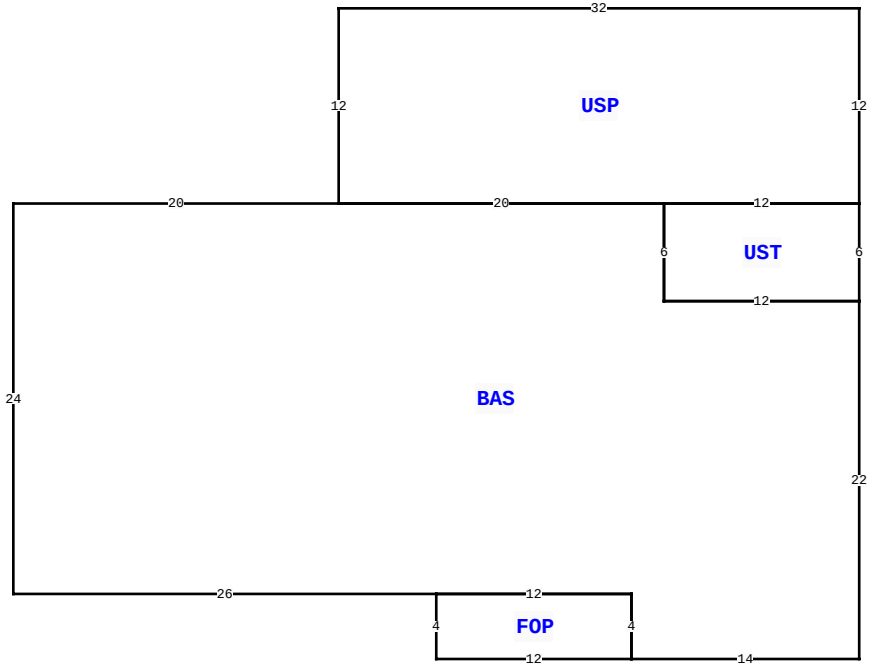
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	106,586
FOP	48	30		14	1,211
USP	384	35		134	11,593
UST	72	45		32	2,768
TOTALS	1,736			1,412	122,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,412	121.0000	133.10	187,937	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1232 HX Base Yr



7645 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0280	POOL R/CON	0	100	30	16	480.00	UT	70.00	70.00	100	1985	1985	3	40	13,440	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0294	SHED WOOD/	0	100	8	8	64.00	UT	7.50	7.50	75	1993	1993	3	75	360	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		122,159
TOTAL MARKET OB/XF VALUE		14,450
TOTAL LAND VALUE - MARKET		39,040
TOTAL MARKET VALUE		175,649
SOH/AGL Deduction		104,683
ASSESSED VALUE		70,966
TOTAL EXEMPTION VALUE	HX HB WX	50,966
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		175,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,870

LAND:1:1: (JOINS RE# 3442-000)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/0731	3/26/2019	LE	U	I	14	100

GRANTOR: SHELIA ANN OLSON (ENH

GRANTEE: AMANDA G OLSON& ALA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S24 E26 FOP= S4 E12N4 W12$ E12 S4 E14 N22 UST= N6 W12S6 E12$ W12 N6 USP= E12 N12 W32 S12 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 14,450

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		A-1	0.00	0.00	2.44	AC		1.00	1.00	1.00	16,000.00	16,000.00	39,040							

REVIEW DATE 02/06/2026 BY KS Total Acres: 2.44 Total Land Value: 39,040 Market: 0 Agricultural: 0 Common: 39,040 PRINTED 11/17/2026 BY SYS