

COMM SW COR OF NW1/4, RUN E 1169
205.58 FT, E 206.14 FT, NE 267.2
R/W OF OLIVE ST, W 223.20 FT FOR

BLACKMON SHARON
189 NW OLIVE GLN
LAKE CITY, FL 32055

2026

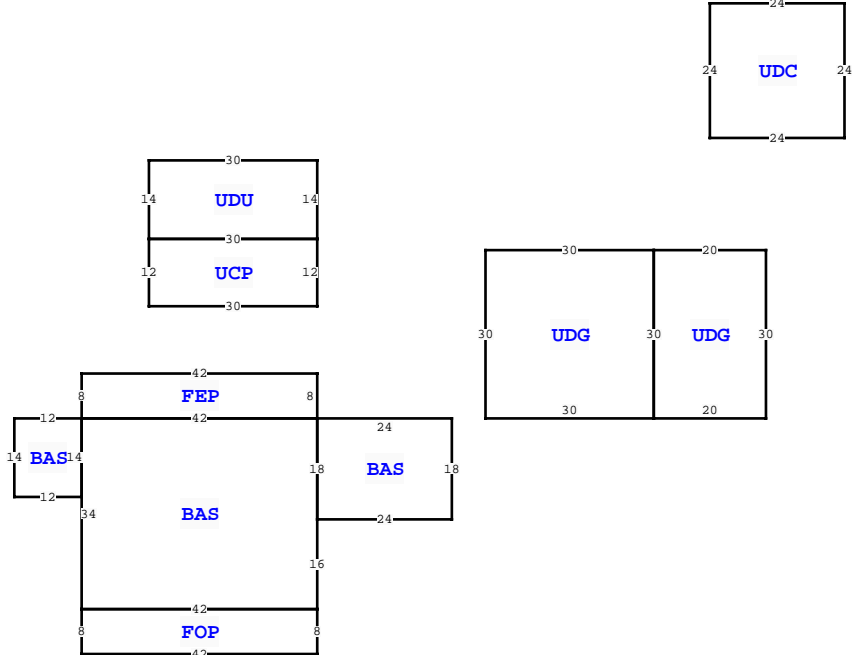
05-3S-17-04843-008



ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,670	98.3250	110.12	404,140	1987	1987	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2028 HX Base Yr



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC	5317.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	12,025
BAS	432	100		432	30,922
BAS	1,428	100		1,428	102,213
FEP	336	80		269	19,254
FOP	336	30		101	7,229
UCP	360	20		72	5,154
UDC	576	25		144	10,307
UDG	600	55		330	23,621
UDG	900	55		495	35,431
UDU	420	55		231	16,535
TOTALS	5,556			3,670	262,691

189 NW OLIVE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 3

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	262,691
TOTAL MARKET OB/XF VALUE	17,613
TOTAL LAND VALUE - MARKET	29,340
TOTAL MARKET VALUE	309,644
SOH/AGL Deduction	182,462
ASSESSED VALUE	127,182
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	75,771
TOTAL JUST VALUE	309,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,864

BLDG:1:1: OVER BUILT FOR AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12435	POOL	100	04/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/1170	8/28/2025	QC	U	I	11	100

GRANTOR: FAIRCHILDS RETREAT SO
GRANTEE: BLACKMON SHARON Y

582/34	1/07/1986	WD	U	I	11	71
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GRANTOR: HUDSON TOMMY W
GRANTEE: HUDSON TOMMY W

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N8 W42 S8 E42\$ BAS= W42 BAS= W12 S14 E12 N14\$ S34 FOP= S8 E42 N8 W42\$ E42 N16 BAS= E24 N18 W24 S18\$ N18 PTR= E30 UDG= E30 UDG= E20 N30 W20 S30\$ N30 W30 S30\$ W30\$ PTR= N20 UCP= N12 UDU= N14 W30 S14 E30\$ W30 S12E30\$ S20\$ PTR= E70 N50 UDC= E24 N24 W24 S24\$ W70 S50\$.

L N	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	0190	FPLC PF	0	100	0	0	UT	1.00	1,200.00	100	0	0	3	100	1,200	
2	0260	PAVEMENT-A	0	100	0	0	UT	800.00	800.00	70	0	0	3	70	560	
3	0280	POOL R/CON	0	100	32	16	UT	70.00	70.00	100	1997	1997	3	40	14,336	
4	0166	CONC, PAVMT	0	100	0	0	UT	1.50	1.50	50	1997	1997	3	50	717	
5	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	800	

LAND DESCRIPTION TOTAL OB/XF 17,613

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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/MH	0.00	0.00	1.63	AC		1.00	1.00	1.00	18,000.00	18,000.00	29,340							