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

2027

05-3S-17-04843-008

BUILDING CHARACTERISTICS

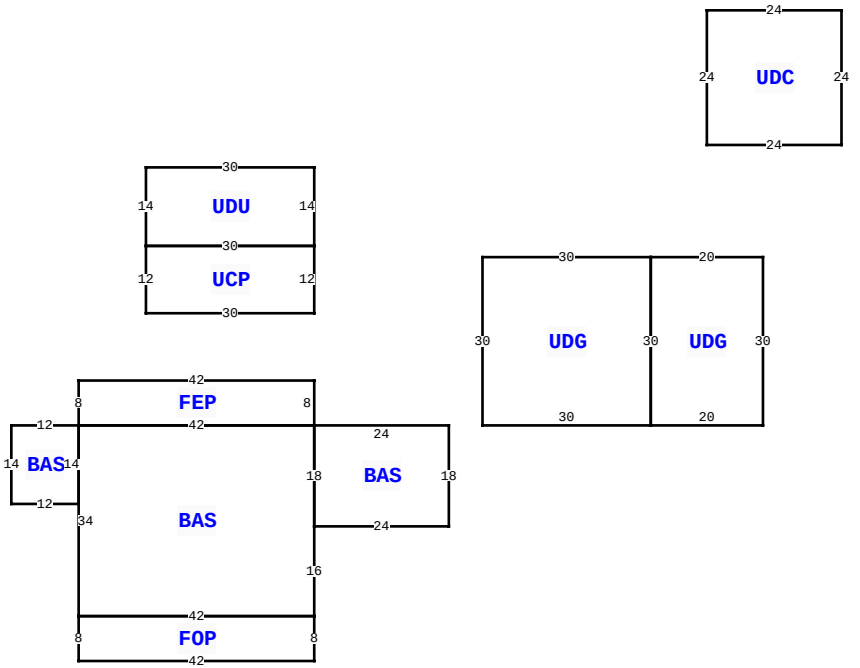
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	11,811
BAS	432	100		432	30,371
BAS	1,428	100		1,428	100,394
FEP	336	80		269	18,912
FOP	336	30		101	7,101
UCP	360	20		72	5,062
UDC	576	25		144	10,124
UDG	600	55		330	23,200
UDG	900	55		495	34,800
UDU	420	55		231	16,240
TOTALS	5,556			3,670	258,016

MARKET ADJUSTMENTS

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	108.16	396,947	1987	1987	0	0	0	35.00	65.00

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



189 NW OLIVE GLN, LAKE CITY

BLD DATE		LGL DATE	05/19/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	800.00	800.00	70	0	0	3	70	560	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	956.00	UT	1.50	1.50	50	1997	1997	3	50	717	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		258,016
TOTAL MARKET OB/XF VALUE		17,613
TOTAL LAND VALUE - MARKET		29,340
TOTAL MARKET VALUE		304,969
SOH/AGL Deduction		173,972
ASSESSED VALUE		130,997
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,586
TOTAL JUST VALUE		304,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,644

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
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$.

LAND DESCRIPTION

TOTAL OB/XF 17,613

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/MH	0.00	0.00	1.63	AC		1.00	1.00	1.00	18,000.00	18,000.00	29,340							

REVIEW DATE 08/10/2015 BY DF Total Acres: 1.63 Total Land Value: 29,340 Market: 0 Agricultural: 0 Common: 29,340 PRINTED 11/17/2026 BY SYS