

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

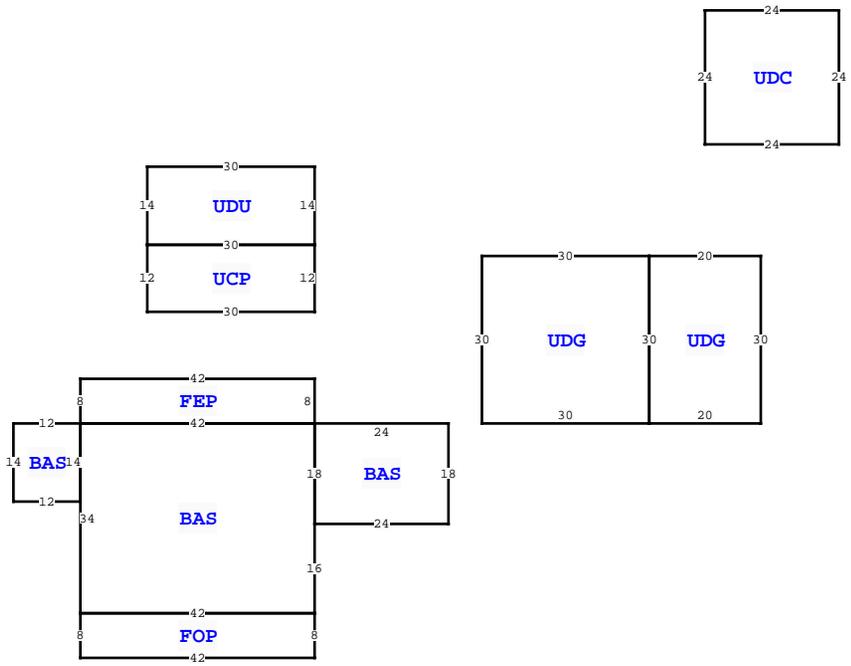
2026

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 Floor	14	CARPET 70
Interior Floor	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 Units	05	CONV 100 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	112.09	411,370	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	12,240
BAS	432	100		432	31,475
BAS	1,428	100		1,428	104,042
FEP	336	80		269	19,599
FOP	336	30		101	7,359
UCP	360	20		72	5,246
UDC	576	25		144	10,492
UDG	600	55		330	24,044
UDG	900	55		495	36,065
UDU	420	55		231	16,830
TOTALS	5,556			3,670	267,390

189 NW OLIVE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

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	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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			267,390
TOTAL MARKET OB/XF VALUE			17,613
TOTAL LAND VALUE - MARKET			24,450
TOTAL MARKET VALUE			309,453
SOH/AGL Deduction			182,271
ASSESSED VALUE			127,182
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			75,771
TOTAL JUST VALUE			309,453
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
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														
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	15,000.00	15,000.00	24,450							