COMM SW COR OF NW1/4, RUN N 430.
CONT N 345.51 FT, E 300 FT, S 31
N LINE OF OLIVE ST, W 100 FT, TH

PEACE ERIC S/KILBY HALEY R
409 NW OLIVE GLN
LAKE CITY, FL 32055

2026

05-3S-17-04843-023

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

409 NW OLIVE GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,140
TOTAL MARKET VALUE	40,140
SOH/AGL Deduction	18,063
ASSESSED VALUE	22,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,077
TOTAL JUST VALUE	40,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054383	Mobile Home		10/31/2025
000052517	Right-of-Way Acce		03/06/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/579	3/27/2026	WD	Q	V	01	259,000
GRANTOR: CINERA GROUP, LLC						
GRANTEE: PEACE ERIC S						
1529/1463	12/16/2024	WD	Q	V	01	28,500
GRANTOR: WEST DARREN D						
GRANTEE: CINERA GROUP, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		RSF/MH	0.00	0.00	2.23	AC		1.00	1.00	1.00	18,000.00	18,000.00	40,140							

REVIEW DATE 05/19/2026 BY MLU Total Acres: 2.23 Total Land Value: 40,140 Market: 0 Agricultural: 0 Common: 40,140 PRINTED 06/23/2026 BY SYS