

LOTS 4, 5, 6, 12, 13, 14 & E 80
 BARDIN TERRACE S/D & A PARCEL OF
 BETWEEN W R/W OF MARION ST & LOT

OLIVIA RAE INVESTMENTS, INC
 P O BOX 2147
 LAKE CITY, FL 32056

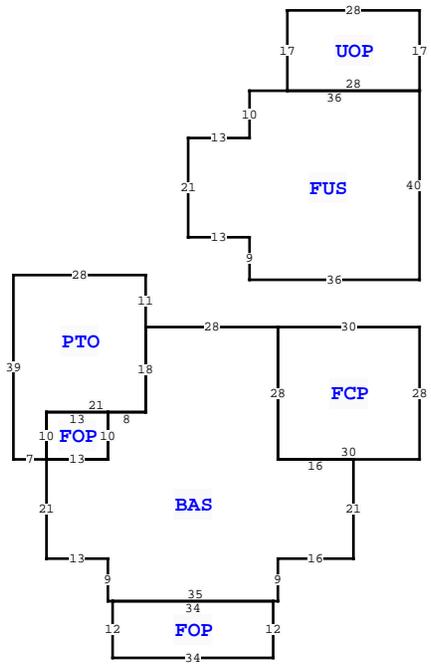
2026

05-4S-17-07620-000



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|----------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 03 | PLASTER | 80 |
| Interior Wall | 04 | PLYWOOD | 20 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 12 | HARDWOOD | 10 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 2. | 2. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 02 | 02 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 07 | 07 | |
| DOR CODE | 1700 OFFICE BLD 1STY | | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 5417.0200 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,553 | 100 | |
| FCP | 840 | 25 | |
| FOP | 130 | 30 | |
| FOP | 408 | 30 | |
| FUS | 1,713 | 100 | |
| PTO | 882 | 5 | |
| UOP | 476 | 20 | |
| TOTALS | 7,002 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 4,776 | 111.7213 | 125.13 | 597,621 | 1926 | 1995 | | 0 | 0 | 30.00 | 70.00 |
| 1 SINGLE FAM 0% - 2022 Heated Area: 4266 HX Base Yr | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 2 | 1 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 549,117 |
| TOTAL MARKET OB/XF VALUE | | | 23,406 |
| TOTAL LAND VALUE - MARKET | | | 139,920 |
| TOTAL MARKET VALUE | | | 712,443 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 712,443 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 712,443 |
| TOTAL JUST VALUE | | | 712,443 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 699,339 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1431/1054 | 2/24/2021 | WD | U | I | 11 | 0 |
| GRANTOR: ROGERS EVERETT W | | | | | | |
| GRANTEE: OLIVIA RAE INVESTME | | | | | | |
| 1417/1703 | 8/11/2020 | WD | U | I | 37 | 250,000 |
| GRANTOR: SUSAN D PARRISH & ETA | | | | | | |
| GRANTEE: EVERETT W & DEBORAH | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|-------|-----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0166 | CONC, PAVMT | 0 | 0 | 36 | 82 | | 2,952.00 | UT | 3.00 | | | | 3.00 | 8,856 |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 20 | 110 | | 2,200.00 | UT | 3.00 | | | | 3.00 | 6,600 |
| 3 | 0166 | CONC, PAVMT | 0 | 0 | 10 | 255 | | 2,550.00 | UT | 3.00 | | | | 3.00 | 7,650 |
| 4 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | | 1.00 | UT | 0.00 | | | | 0.00 | 300 |

| BUILDING NOTES | | | |
|----------------|--|------------|--|
| BLD DATE | | | |
| XF DATE | | | |
| INC DATE | | | |
| LGL DATE | | 05/12/2026 | |
| LAND DATE | | MLU | |
| AG DATE | | | |

| BUILDING DIMENSIONS | |
|--|--|
| FCP= W30 BAS= W28 PTO= N11W28 S39 E7 FOP= E13 N10 W13 S10\$ N10 E21 N18\$ S18 W8 S10 W13 S21 E13 S9 E1 FOP= S12 E34 N12 W34\$ E35 N9 E16 N21 W16 N28\$ S28 E30 N28\$ PTR=N50 UOP= N17 W28 S17 E28\$ FUS= W36 S10 W13 S21 E13 S9 E36 N40\$ S50\$. | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| TOTAL OB/XF 23,406 | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 1700 | C | 1STORY OFF | 0 | | RSF-2 | 0.00 | 0.00 | 33,356.00 | SF | | 1.00 | 1.00 | 1.00 | 1.10 | 1.10 | 36,692 | | | | | | | |
| 2 | 1700 | C | 1STORY OFF | 0 | | *RSF-2 | 0.00 | 0.00 | 50,463.00 | SF | | 1.00 | 1.00 | 1.00 | 1.10 | 1.10 | 55,509 | | | | | | | |
| 3 | 0000 | C | VAC RES | 0 | | RSF-2 | 0.00 | 0.00 | 43,380.80 | SF | | 1.00 | 1.00 | 1.00 | 1.10 | 1.10 | 47,719 | | | | | | | |

