LOT 9 BLOCK 5 LAKE FOREST S/D UN
446-640, 690-289, PB 966-1870-18

GARCIA ERNEST/GARCIA LOUISE S
591 SW OLEANDER PL
LAKE CITY, FL 32025

2027

06-4S-17-07891-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
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 06

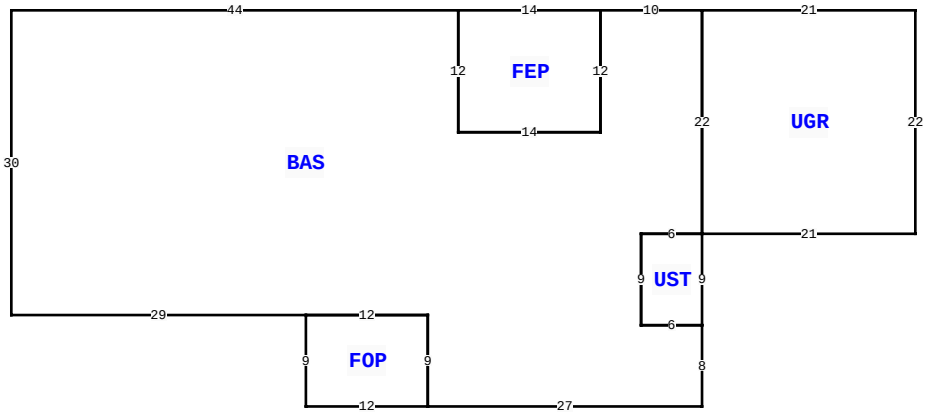
NEIGHBORHOOD/LOC 6417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,061	100		2,061	162,473
FEP	168	80		134	10,564
FOP	108	30		32	2,523
UGR	462	45		208	16,397
UST	54	45		24	1,892
TOTALS	2,853			2,459	193,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,459	110.2500	121.28	298,228	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 2061 HX Base Yr 2006



591 SW OLEANDER PL, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	390	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
3	0081	DECKING WI	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2020		100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	100	2021	2020		100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2021	2020		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		193,848
TOTAL MARKET OB/XF VALUE		2,490
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		214,838
SOH/AGL Deduction		78,724
ASSESSED VALUE		136,114
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,703
TOTAL JUST VALUE		214,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
296	SFR	0	03/09/2017
202	MAINT/ALTR	50	05/27/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/1376	1/28/2020	WD	U	I	30	100
GRANTOR: ERNEST & LOUISE S GAR						
GRANTEE: ERNEST & LOUISE S G						
1067/2136	12/08/2005	QC	Q	I	01	100
GRANTOR: ERIN BREWER						
GRANTEE: ERNEST GARCIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W10 S12 W14 N12 W44 S30 E29 E12 S9 E27 N8 W6 N9 E6 N22 $UGR=[ORIG=0,22] E21 N22 W21 S22 $FEP=[ORIG=-10,0] W14 S12 E14 N12 $FOP=[ORIG=-39,30] S9 E12 N9 W12 $UST=[ORIG=0,31] N9 W6 S9 E6 $.

LAND DESCRIPTION

TOTAL OB/XF 2,490

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-2	125.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/16/2021 BY JB Total Acres: 0.36 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS