LOT 14 BLOCK 5 LAKE FOREST S/D U
PB 96-130-CP 826-682 1/2 INT EAC

MAZA-TEJEDA MIRTHA M/TEJEDA ERIC DAVID
497 SW OLEANDER PL
LAKE CITY, FL 32025

2027

06-4S-17-07895-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

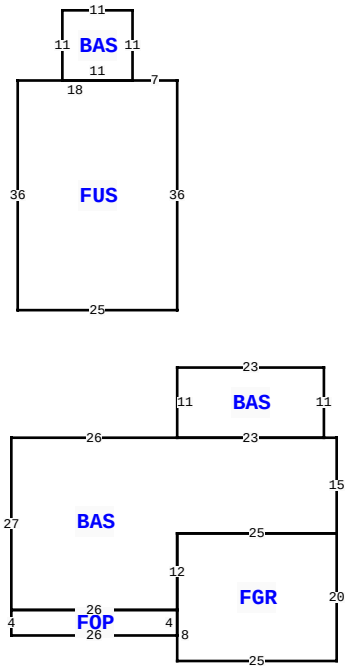
NEIGHBORHOOD/LOC 6417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	121	100		121	11,487
BAS	253	100		253	24,018
BAS	1,077	100		1,077	102,242
FGR	500	55		275	26,107
FOP	104	30		31	2,943
FUS	900	100		900	85,439
TOTALS	2,955			2,657	252,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,657	132.7719	146.05	388,055	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2351 HX Base Yr 2023



497 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	1993	1993	3	100	600	
2	0169	FENCE/WOOD	0	100	0	0	175.00	UT	7.50	7.50	100	1993	1993	3	100	1,313	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		252,236
TOTAL MARKET OB/XF VALUE		1,913
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		272,649
SOH/AGL Deduction		2,967
ASSESSED VALUE		269,682
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		218,271
TOTAL JUST VALUE		272,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043916	Roof Replacement	26,183	03/14/2022
2804	ADDN SFR	129	11/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/46	1/13/2022	WD	Q	I	01	285,000
GRANTOR: GREEN JORDAN L						
GRANTEE: MAZA-TEJEDA MIRTHA						
0846/0173	9/16/1997	WD	Q	I		79,000
GRANTOR: LONG & POWERS						
GRANTEE: GREEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S27 FOP= S4 E26 N4 W26$ E26 FGR= S8 E25 N20 W25 S12$ N12 E25 N15 W2 BAS= N11 W23 S11 E23$ W23$ PTR=N20 FUS= N36 W7 BAS= N11 W11 S11 E11$ W18 S36 E25$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 1,913

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	100.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/24/2022 BY CP Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS