

COMM NE COR OF NW1/4 OF NE1/4, R  
W 1012.69 FT, S 136.22 FT FOR PO  
FT, W 325.81 FT TO W LINE OF NW1

VIGO JOED  
725 SUNNY PINE WAY, F  
GREENACRES, FL 33415

2026

06-5S-17-09129-005

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,925	115.2360	131.37	252,887	1976	1985	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1765 HX Base Yr

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	6517.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	575	100		575	49,100
BAS	1,190	100		1,190	101,615
FOP	76	30		23	1,964
FOP	132	30		40	3,416
FSP	160	40		64	5,465
FST	60	55		33	2,818
TOTALS	2,193			1,925	164,377

109 SW OLSON GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100

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
1	0100	C	SFR	0		A-1	0.00	0.00	1.02	AC	1.00

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		A-1	0.00	0.00	1.02	AC	1.00

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
20,000.00	20,000.00	20,400							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			164,377
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			20,400
TOTAL MARKET VALUE			186,277
SOH/AGL Deduction			0
ASSESSED VALUE			186,277
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			186,277
TOTAL JUST VALUE			186,277
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			181,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/991	12/30/2022	QC	U	I	11	0
GRANTOR: 109 OLSON LLC						
GRANTEE: VIGO JOED						
1481/1388	12/12/2022	QC	U	I	11	0
GRANTOR: VIGO JOED						
GRANTEE: 109 OLSON LLC						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W2 FSP= N10 W16 S10 E16\$ W38 S25 E21 FOP= S4 E19 N4 W19\$ E19 FOP= S4 E33 N4 W33\$ E10 BAS= E23 N25 W23 S25\$ N19 FST= N6W10 S6 E10\$ W10 N6\$.											