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

**2027**

**06-5S-17-09129-005**

## BUILDING CHARACTERISTICS

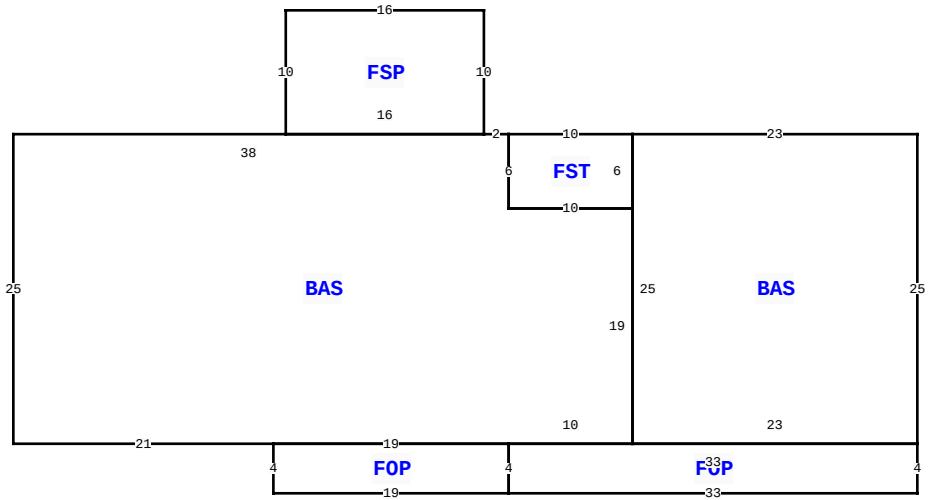
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 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 |
| 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 | 47,377 |
| BAS | 1,190 | 100 | | 1,190 | 98,049 |
| FOP | 76 | 30 | | 23 | 1,895 |
| FOP | 132 | 30 | | 40 | 3,296 |
| FSP | 160 | 40 | | 64 | 5,273 |
| FST | 60 | 55 | | 33 | 2,719 |
| TOTALS | 2,193 | | | 1,925 | 158,608 |

## 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 | 126.76 | 244,013 | 1976 | 1985 | 0 | 0 | 0 | 35.00 | 65.00 |

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




109 SW OLSON GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/16/2026 MLU |
| 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0258 | PATIO | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 158,608 |
| TOTAL MARKET OB/XF VALUE | 1,500 |
| TOTAL LAND VALUE - MARKET | 20,400 |
| TOTAL MARKET VALUE | 180,508 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 180,508 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 180,508 |
| TOTAL JUST VALUE | 180,508 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 183,386 |

| 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$.

## LAND DESCRIPTION

TOTAL OB/XF 1,500

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.02 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 20,400 | | | | | | | |

REVIEW DATE 07/24/2017 BY RP Total Acres: 1.02 Total Land Value: 20,400 Market: 0 Agricultural: 0 Common: 20,400 PRINTED 11/17/2026 BY SYS