COMM NE COR OF NW1/4 OF NE1/4, R
W 852.49 FT FOR POB, RUN S 332.4
N 332.5 FT, E 160.2 FT TO POB. E

TAYLOR STEVEN PENNY/CONGI KIMBERLY RAE
169 SW OLSON GLN
LAKE CITY, FL 32024

2027

06-5S-17-09129-007

BUILDING CHARACTERISTICS

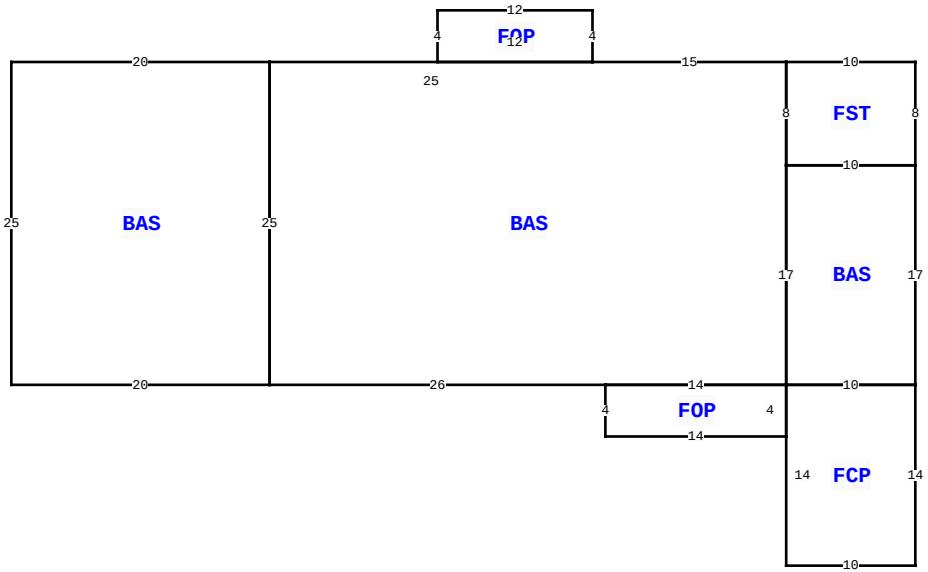
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		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	170	100		170	15,649
BAS	500	100		500	46,027
BAS	1,000	100		1,000	92,054
FCP	140	25		35	3,222
FOP	48	30		14	1,289
FOP	56	30		17	1,565
FST	80	55		44	4,051
TOTALS	1,994			1,780	163,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,780	120.6380	132.70	236,206	1975	2000	0	0	0	30.63	69.37

1 SINGLE FAM 100% - 2026 Heated Area: 1670 HX Base Yr 2026



169 SW OLSON GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,856
TOTAL MARKET OB/XF VALUE		2,575
TOTAL LAND VALUE - MARKET		24,400
TOTAL MARKET VALUE		190,831
SOH/AGL Deduction		0
ASSESSED VALUE		190,831
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,420
TOTAL JUST VALUE		190,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/168	6/05/2023	WD	Q	I	01	228,400
GRANTOR: HODGES RANDALL O						
GRANTEE: TAYLOR STEVEN PENNY						
1311/0578	3/10/2016	WD	Q	I	01	121,500
GRANTOR: NICHOLAS JAMES REDDIC						
GRANTEE: RANDALL O & ELISHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N4 W12 S4 E12$ W25 BAS= W20 S25 E20 N25$ S25 E26 FOP= S4 E14 N4 W14$ E14 FCP= S14 E10 N14 W10$ BAS= E10 N17 W10 S17$ N17 FST= E10 N8 W10 S8$N8$.

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	100	
2	0120	CLFENCE 4	0	100	0	0	150.00	UT	4.50	4.50	100	1993	1993	3	100	675	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,575

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		A-1	0.00	0.00	1.22	AC		1.00	1.00	1.00	20,000.00	20,000.00	24,400							

REVIEW DATE 10/02/2023 BY TP Total Acres: 1.22 Total Land Value: 24,400 Market: 0 Agricultural: 0 Common: 24,400 PRINTED 11/17/2026 BY SYS