

COMM NE COR OF NW1/4 OF NE1/4, R  
W 400.89 FT FOR POB, RUN S 332.1  
FT, N 332.2 FT, E 131.2 FT TO PO

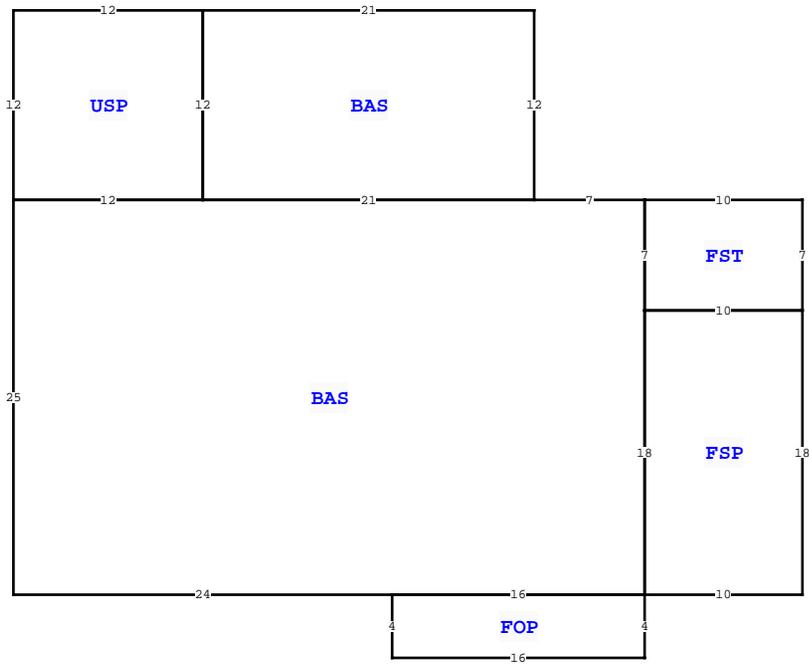
OLIVER JOHN  
241 SW OLSON GLN  
LAKE CITY, FL 32024

**2026**

06-5S-17-09129-008  
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC	70
Exterior Wall	19	COMMON BRK	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	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
BAS	252	100	
BAS	1,000	100	
FOP	64	30	
FSP	180	40	
FST	70	55	
USP	144	35	
TOTALS	1,710		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,431	107.7000	122.78	175,698	1975	1975	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2023 Heated Area: 1252 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		114,204				
TOTAL MARKET OB/XF VALUE		2,100				
TOTAL LAND VALUE - MARKET		48,000				
TOTAL MARKET VALUE		164,304				
SOH/AGL Deduction		0				
ASSESSED VALUE		164,304				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		164,304				
TOTAL JUST VALUE		164,304				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		158,295				
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
<b>SALES DATA</b>						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/675	1/26/2022	WD	U	I	11	100
GRANTOR: OLIVER DIANA						
GRANTEE: OLIVER JOHN						
1181/0686	9/04/2009	QC	U	I	11	0
GRANTOR: HARRY E OLIVER						
GRANTEE: HARRY E OLIVER & DI						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
BAS= W7 BAS= N12 W21 S12 E21\$ W21 USP= N12 W12 S12 E12\$ W12 S25 E24 FOP= S4 E16 N4 W16\$ E16 FSP= E10 N18 W10 S18\$ N18 FST= E10 N7 W10 S7\$N7\$.						

EXTRA FEATURES		241 SW OLSON GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC, PAVMT	0.00
2	0040	BARN, POLE	0.00
3	0030	BARN, MT	0.00

TOTAL OB/XF														2,100		
L N	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	0	0	1.00	UT	0.00	0.00	100	1919	1919	3	100	100	
2	0040	BARN, POLE	0	0	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0030	BARN, MT	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	

LAND DESCRIPTION		TOTAL OB/XF		2,100	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	0	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,000							