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

**2027**

**06-5S-17-09129-008**

## BUILDING CHARACTERISTICS

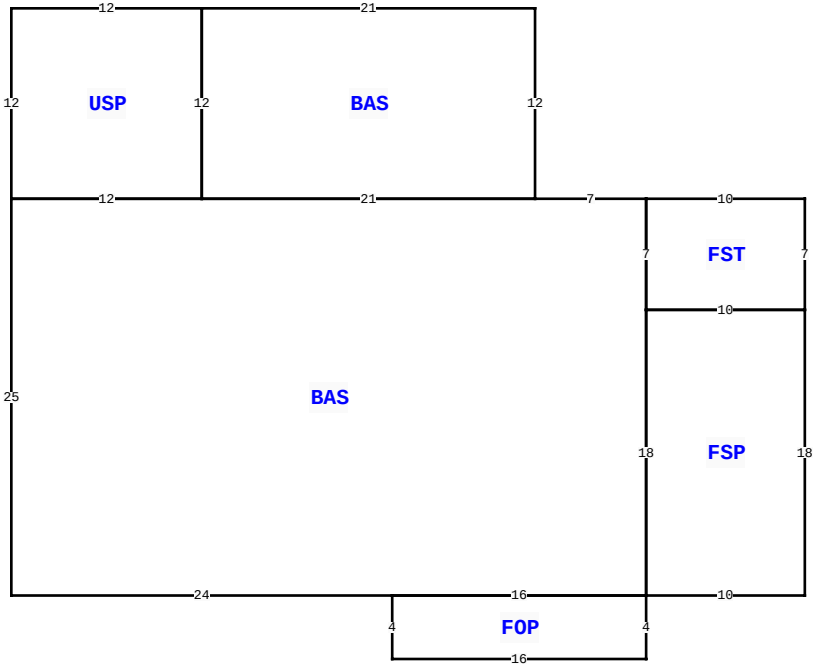
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 70 |
| Exterior Wall | 19 | COMMON BRK 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 252 | 100 | | 252 | 19,405 |
| BAS | 1,000 | 100 | | 1,000 | 77,006 |
| FOP | 64 | 30 | | 19 | 1,463 |
| FSP | 180 | 40 | | 72 | 5,545 |
| FST | 70 | 55 | | 38 | 2,926 |
| USP | 144 | 35 | | 50 | 3,851 |
| TOTALS | 1,710 | | | 1,431 | 110,195 |

## 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 | 118.47 | 169,531 | 1975 | 1975 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 1252 HX Base Yr




241 SW OLSON GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/22/2026 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1919 | 1919 | 3 | 100 | 100 | |
| 2 | 0040 | BARN,POLE | 0 | 0 | 10 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 3 | 0030 | BARN,MT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 110,195 |
| TOTAL MARKET OB/XF VALUE | 2,100 |
| TOTAL LAND VALUE - MARKET | 48,000 |
| TOTAL MARKET VALUE | 160,295 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 160,295 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 160,295 |
| TOTAL JUST VALUE | 160,295 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 162,295 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| 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 | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

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$N7$.

## LAND DESCRIPTION

TOTAL OB/XF 2,100

| 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 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 48,000 | | | | | | | |

REVIEW DATE 07/24/2017 BY RP Total Acres: 4.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS