COMM NE COR OF NW1/4 OF NE1/4, R
W 692.29 FT FOR POB, RUN S 332.3
N 332.4 FT, E 160.2 FT TO POB.

ROWE PEGGY F MORRIS
207 SW OLSON GLN
LAKE CITY, FL 32024

2026

06-5S-17-09129-018

BUILDING CHARACTERISTICS

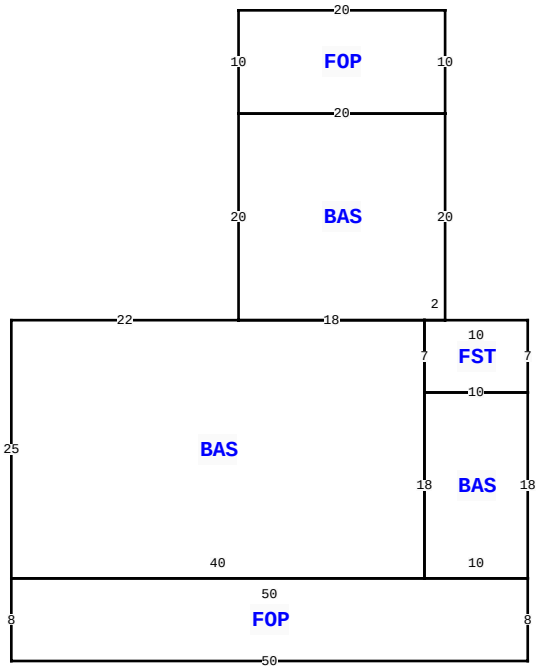
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	180	100		180	11,714
BAS	400	100		400	26,030
BAS	1,000	100		1,000	65,076
FOP	200	30		60	3,905
FOP	400	30		120	7,809
FST	70	55		38	2,473
TOTALS	2,250			1,798	117,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	96.8436	108.46	195,011	1975	1975	5	0	0	35.00	60.00

1 SINGLE FAM 100% - 0 Heated Area: 1580 HX Base Yr



207 SW OLSON GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		117,007
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		21,960
TOTAL MARKET VALUE		141,767
SOH/AGL Deduction		84,999
ASSESSED VALUE		56,768
TOTAL EXEMPTION VALUE	HX HB	31,768
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		141,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S25 FOP= S8 E50 N8 W50$ E40 BAS= E10 N18 W10 S18$ N18 FST= E10 N7 W10 S7$ N7 BAS= E2 N20 FOP= N10 W20 S10 E20$ W20 S20 E18$ W18$.

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	1993	1993	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	16	19	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0060	CARPORT F	0	100	20	32	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
5	0040	BARN,POLE	0	100	24	34	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	18,000.00	18,000.00	21,960							

REVIEW DATE 07/24/2017 BY RP Total Acres: 1.22 Total Land Value: 21,960 Market: 0 Agricultural: 0 Common: 21,960 PRINTED 06/22/2026 BY SYS