

COMM NW COR OF SW1/4 OF NE1/4, R  
TO E R/W OF RD, S ALONG R/W 549.  
POB, RUN E 140 FT, S 143.08 FT,

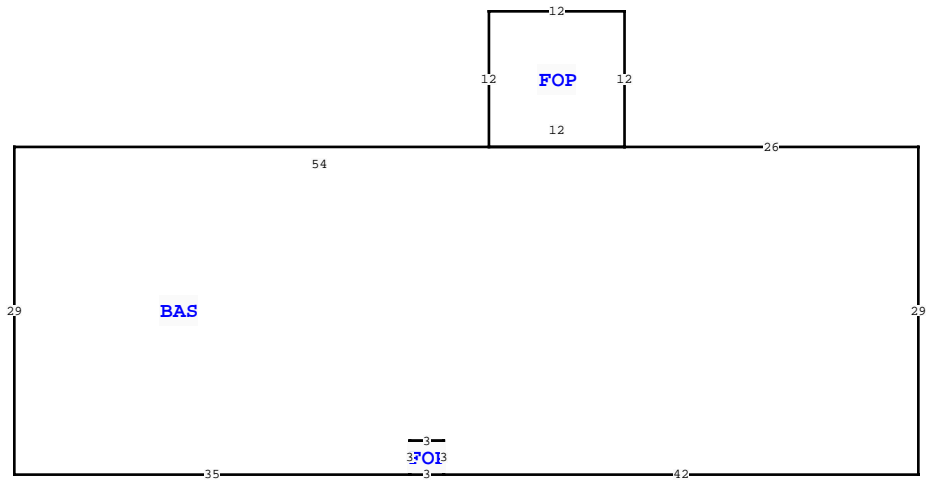
OLIVER LINDA G/NEWSOME LAVERNE  
229 SW AURORA WAY  
LAKE CITY, FL 32025

**2026**

07-4S-17-08109-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	06
NEIGHBORHOOD/LOC	7417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,311	100	
FOP	9	30	
FOP	144	30	
TOTALS	2,464		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2003		286,281	1975	1985	0	0	35.00	65.00
Heated Area: 2311 HX Base Yr 2003											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			186,083
TOTAL MARKET OB/XF VALUE			1,694
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			210,277
SOH/AGL Deduction			85,621
ASSESSED VALUE			124,656
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			73,245
TOTAL JUST VALUE			210,277
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			206,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0962/2337	9/19/2002	WD	Q	I		105,700
GRANTOR: NADINE ROGERS						
GRANTEE: LINDA OLIVER & LAVERNE						
0781/0796	10/15/1993	WD	Q	I		68,000
GRANTOR: PARKVIEW CHURCH						
GRANTEE: JAMES ROGERS						

EXTRA FEATURES		TOTAL ADJ AREA		SUBAREA MARKET VALUE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0166	CONC, PAVMT	0	100	78
2	0166	CONC, PAVMT	0	100	17
3	0120	CLFENCE	4	0	0
4	0120	CLFENCE	4	0	100
5	0296	SHED METAL	0	100	10

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	100	78	1.00	UT	1,000.00	1,000.00	50	0	0	3	50	500	
2	0166	CONC, PAVMT	0	100	17	1.00	UT	500.00	500.00	50	0	0	3	50	250	
3	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0120	CLFENCE	4	0	100	264.00	UT	4.50	4.50	50	1993	1993	3	50	594	
5	0296	SHED METAL	0	100	10	100.00	UT	5.00	5.00	50	1993	1993	3	50	250	

LAND DESCRIPTION		TOTAL OB/XF												1,694										
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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W26 FOP= N12 W12 S12 E12\$ W54 S29 E35 FOP= E3N3 W3 S3\$ N3 E3 S3 E42 N29\$.			