

COMM 567 FT S OF NW COR OF NW1/4
 25.01 FT FOR POB, CONT E 201.14
 RW OF SR-247, N 571.24 FT TO POB

OLGUIN YORCH OMAR/MARTIN LILIANA ANDRADE
 1235 SW UPCHURCH AVE
 LAKE CITY, FL 32024

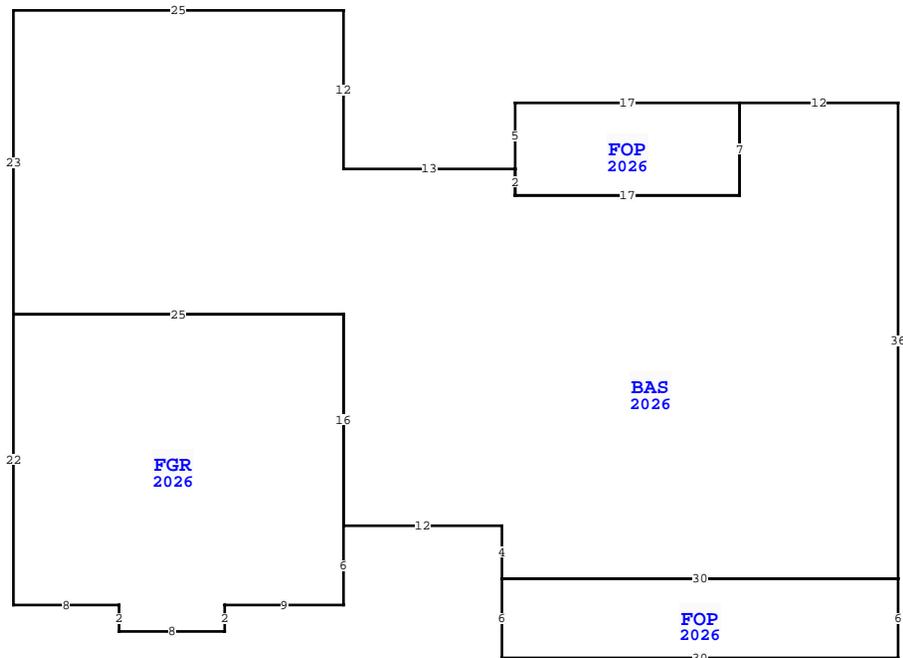
2026

15-4S-16-02994-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	15416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,855	100	2026
FGR	566	55	2026
FOP	119	30	2026
FOP	180	30	2026
TOTALS	2,720		

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%	- 2026		282,654	2025	2025	0	0	0.00	100.00
			Heated Area: 1855				HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			282,654
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			15,180
TOTAL MARKET VALUE			300,834
SOH/AGL Deduction			0
ASSESSED VALUE			300,834
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			249,423
TOTAL JUST VALUE			300,834
NCON VALUE			285,654
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			15,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051195	New Residential C	240,326	10/22/2024
000051176	Right-of-Way Acce		10/21/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/162	11/25/2025	WD	Q	I	01	380,000

GRANTOR: HAPPY LAND DEVELOPMEN
 GRANTEE: OLGUIN YORCH OMAR
 1513/1601 4/30/2024 WD Q V 05 114,000
 GRANTOR: LAKE CITY PROPERTY DE
 GRANTEE: HAPPY LAND DEVELOPM

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=110,10] W12 S7 W17 N2 W13 N12 W25 S23 E25 S16 E12 S4 E30 N36 \$	
FOP=[YR=2026;ORIG=98,10] W17 S5 S2 E17 N7 \$	
FOP=[YR=2026;ORIG=80,46] E30 S6 W30 N6 \$	
FGR=[YR=2026;ORIG=68,26] W25 S22 E8 S2 E8 N2 E9 N6 N16 \$	

EXTRA FEATURES															
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	0	0		3.00	100	2026	2025		100	3,000	

LAND DESCRIPTION		TOTAL OB/XF																						
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		00	0.00	0.00	1.32	AC		1.00	1.00	1.00	11,500.00	11,500.00	15,180							