

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

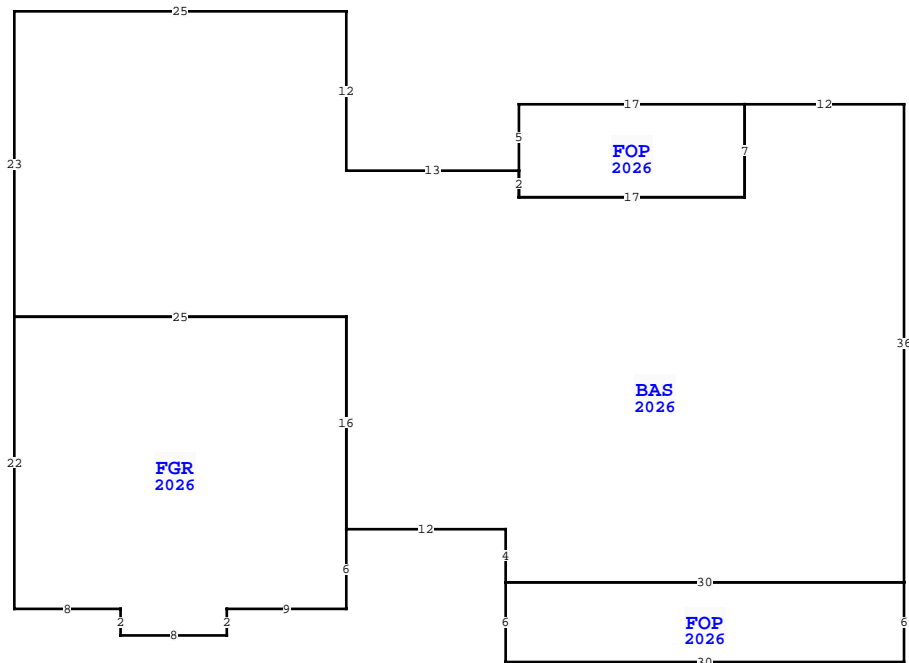
OLGUIN YORCH OMAR/MARTIN LILIANA ANDRADE
 1235 SW UPCHURCH AVE
 LAKE CITY, FL 32024

2026

15-4S-16-02994-004

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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
BAS	1,855	100
FGR	566	55
FOP	119	30
FOP	180	30
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		
VALUATION SUMMARY		PAGE 1 of 1
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

BUILDING NOTES						
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 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							