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

2027

15-4S-16-02994-004

BUILDING CHARACTERISTICS

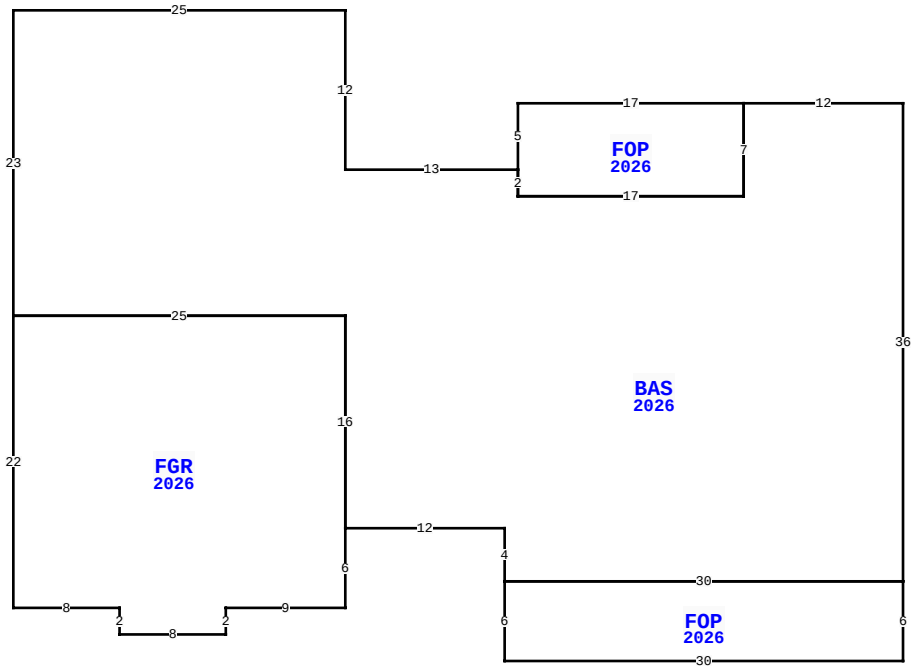
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,855	100	2026	1,855	228,276
FGR	566	55	2026	311	38,272
FOP	119	30	2026	36	4,430
FOP	180	30	2026	54	6,645
TOTALS	2,720			2,256	277,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,256	111.8700	123.06	277,623	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1855 HX Base Yr 2026



1235 SW UPCHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
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	100	0	0	1,000.00	UT	3.00	3.00	100	2026	2025		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		277,623
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		15,180
TOTAL MARKET VALUE		295,803
SOH/AGL Deduction		0
ASSESSED VALUE		295,803
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		244,392
TOTAL JUST VALUE		295,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,834

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,000

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		00	0.00	0.00	1.32	AC		1.00	1.00	1.00	11,500.00	11,500.00	15,180							

REVIEW DATE 03/23/2026 BY robin Total Acres: 1.32 Total Land Value: 15,180 Market: 0 Agricultural: 0 Common: 15,180 PRINTED 11/17/2026 BY SYS