

LOT 56 VILLAGE WOOD UNIT 3.
597-482,709-291, 768-1971, 814-9

O'LEARY CLARA/O'LEARY MICHELE
248 SW DUCKETT CT
LAKE CITY, FL 32024

2026

15-4S-17-08360-068
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	06	VINYL ASB	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	03	MASONRY	100
Story Height		0	100
RMS		0	100
Stories	1.	1.	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,570	100	
FGR	240	55	
FGR	240	55	
FOP	48	30	
FOP	48	30	
PTO	72	5	
PTO	72	5	
TOTALS	2,290		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	0%	- 2026								
Heated Area: 1570 HX Base Yr											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			89,171
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			108,471
SOH/AGL Deduction			0
ASSESSED VALUE			108,471
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			108,471
TOTAL JUST VALUE			108,471
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			106,424
SALE:3:1: 5 PARCELS (069) & 8480-001, 003 & 005			
SALE:2:1: INCLUDED 08360-069			
SALE:1:1: LOT 56 VILLAGE WOOD UNIT 3			
BLDG:1:1: 1992 DOR STUDY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1557/1421	12/23/2025	QC	U	I	11	100	
GRANTOR: O'LEARY MICHAEL							
GRANTEE: O'LEARY CLARA							
0814/0917	11/10/1995	WD	Q	I		50,500	
GRANTOR: WILLIAM E CALEY SR							
GRANTEE: MICHAEL & CLARA O'L							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
800											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0800	C	MULTI-FAM	0		00	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/21/2023 MLU											

BUILDING DIMENSIONS											
BAS= W14 PTO= N8 W9 S8 E9\$ W37 PTO= N8 W9 S8 E9\$ W23 S29E13											
FOP= E12 N4 W12 S4\$ N4 E12 FGR= S4E12 N20 W12 S16\$ N16 E12											
FGR= S20 E12 N20 W12\$E12 S16 FOP= S4 E12 N4 W12\$ E12 S4 E13											
N29\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0800	C	MULTI-FAM	0		00	0.00	0.00	1.00	LT	1.00