COMM NW COR OF SEC, E 3488.13 FT
1570.76 TO NE COR OF SEC 16, S 6
FT, E 369.75 FT, S 1140.61 FT TO

HARRIS OLEATHA
360 NW ELLA ALLEN
LAKE CITY, FL 32055

2027

16-3S-16-02149-000

BUILDING CHARACTERISTICS

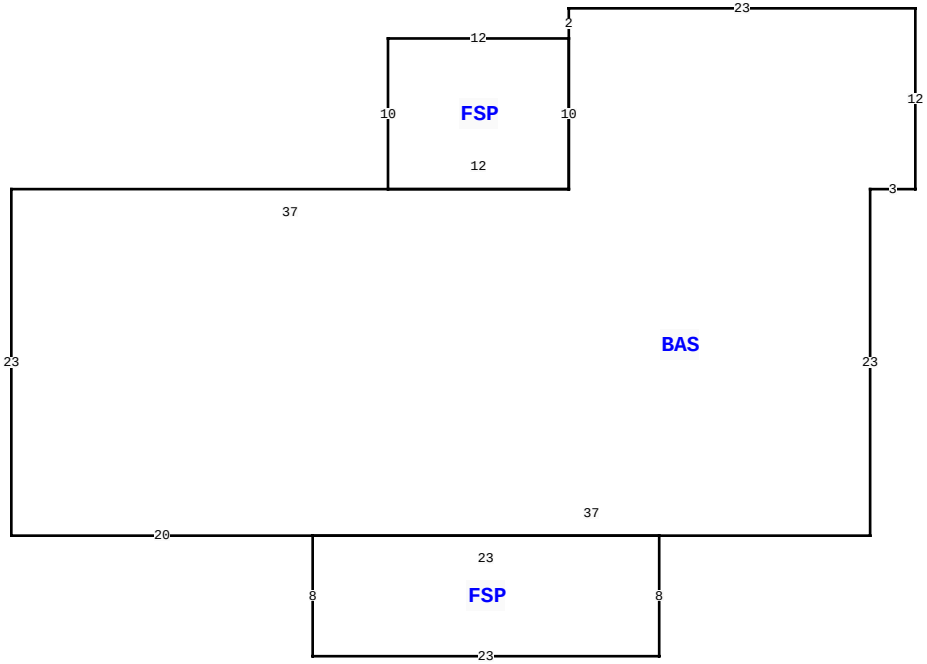
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	16316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,587	100		1,587	37,022
FSP	120	40		48	1,120
FSP	184	40		74	1,726
TOTALS	1,891			1,709	39,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,709	97.2000	58.32	99,669	1976	1976	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2000 Heated Area: 1587 HX Base Yr 2026



360 NW ELLA ALLEN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0040	BARN,POLE	0	100	16	21	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
8	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 12,750

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,600.00	6,600.00	6,600							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	24.33	AC		1.00	1.00	1.00	280.00	280.00	6,812							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.33	AC		1.00	1.00	1.00	7,000.00	7,000.00	170,310							
4	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,600.00	6,600.00	6,600							

REVIEW DATE 01/27/2023 BY JS Total Acres: 26.33 Total Land Value: 20,012 Market: 170,310 Agricultural: 6,812 Common: 13,200 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	224,133
TOTAL MARKET OB/XF VALUE	20,050
TOTAL LAND VALUE - MARKET	183,510
TOTAL MARKET VALUE	264,195
SOH/AGL Deduction	82,770
ASSESSED VALUE	181,425
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	80,014
TOTAL JUST VALUE	427,693
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,519

XFOB:5:1: NEWMOON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051091	Generator	0	10/15/2024
000046112	Roof Replacement	8,700	12/15/2022
37492	M H	375	11/29/2018
10096	PUMP/UTPOL	30	08/18/1995
8831	M H	125	09/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/2123	10/22/2025	QC	U	I	11	0
GRANTOR: FORD ANGEE D						
GRANTEE: HARRIS OLEATHA						
1538/993	4/22/2025	WD	U	I	11	100
GRANTOR: HARRIS OLEATHA						
GRANTEE: FORD ANGEE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S2 FSP= W12 S10 E12N10$ S10 W37 S23 E20 FSP= S8 E23 N8 W23$ E37 N23 E3 N12$.

COMM NW COR OF SEC, E 3488.13 FT
1570.76 TO NE COR OF SEC 16, S 6
FT, E 369.75 FT, S 1140.61 FT TO

HARRIS OLEATHA
360 NW ELLA ALLEN
LAKE CITY, FL 32055

2027

16-3S-16-02149-000

BUILDING CHARACTERISTICS

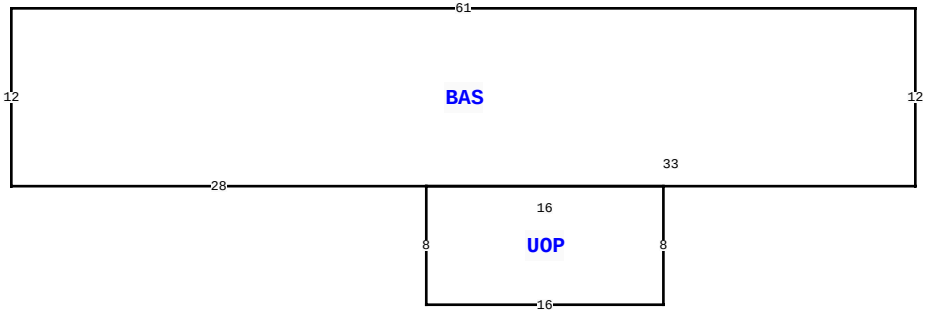
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	16316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100		732	13,955
UOP	128	25		32	610
TOTALS	860			764	14,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	764	79.4250	47.66	36,412	1970	1970	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2000 Heated Area: 732 HX Base Yr 2026



360 NW ELLA ALLEN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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
11	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
12	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		224,133
TOTAL MARKET OB/XF VALUE		20,050
TOTAL LAND VALUE - MARKET		183,510
TOTAL MARKET VALUE		264,195
SOH/AGL Deduction		82,770
ASSESSED VALUE		181,425
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		80,014
TOTAL JUST VALUE		427,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/2123	10/22/2025	QC	U	I	11	0
GRANTOR: FORD ANGEE D						
GRANTEE: HARRIS OLEATHA						
1538/993	4/22/2025	WD	U	I	11	100
GRANTOR: HARRIS OLEATHA						
GRANTEE: FORD ANGEE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S12 E28 UOP= S8 E16 N8 W16$ E33 N12$.

LAND DESCRIPTION

TOTAL OB/XF 7,300

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

REVIEW DATE 01/27/2023 BY JS Total Acres: 26.33 Total Land Value: 20,012 Market: 170,310 Agricultural: 6,812 Common: 13,200 PRINTED 11/17/2026 BY SYS

COMM NW COR OF SEC, E 3488.13 FT
1570.76 TO NE COR OF SEC 16, S 6
FT, E 369.75 FT, S 1140.61 FT TO

HARRIS OLEATHA
360 NW ELLA ALLEN
LAKE CITY, FL 32055

2027

16-3S-16-02149-000

BUILDING CHARACTERISTICS

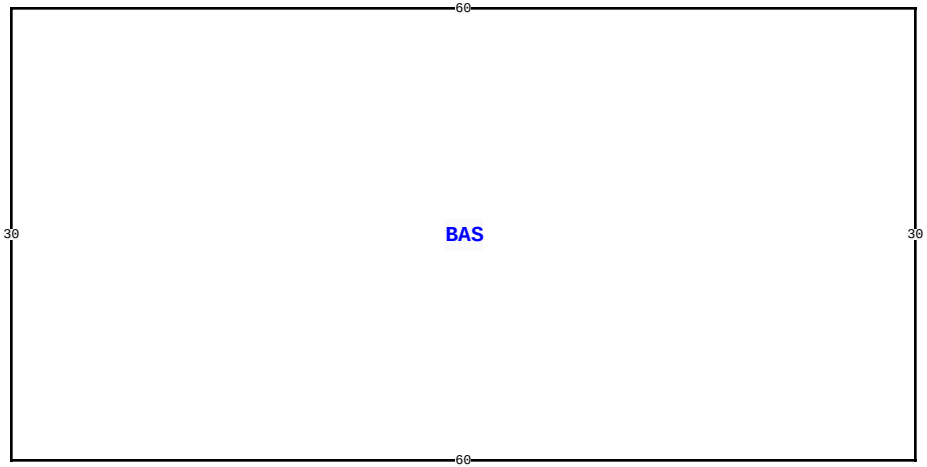
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	16316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	169,700
TOTALS	1,800			1,800	169,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	113.9000	105.93	190,674	2019	2019	0	0	0	11.00	89.00

3 MANUF 1 100% - 2000 Heated Area: 1800 HX Base Yr 2026



360 NW ELLA ALLEN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 — 3

VALUATION SUMMARY

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Tax Group: 3	Tax Dist:	
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TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		80,014
TOTAL JUST VALUE		427,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/2123	10/22/2025	QC	U	I	11	0
GRANTOR: FORD ANGEE D						
GRANTEE: HARRIS OLEATHA						
1538/993	4/22/2025	WD	U	I	11	100
GRANTOR: HARRIS OLEATHA						
GRANTEE: FORD ANGEE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/27/2023 BY JS Total Acres: 26.33 Total Land Value: 20,012 Market: 170,310 Agricultural: 6,812 Common: 13,200 PRINTED 11/17/2026 BY SYS