

COMM 495 FT S OF NE COR OF SW1/4
400 FT FOR POB, RUN N 200 FT, W
FT, E 100 FT TO POB, EX RD R/W.

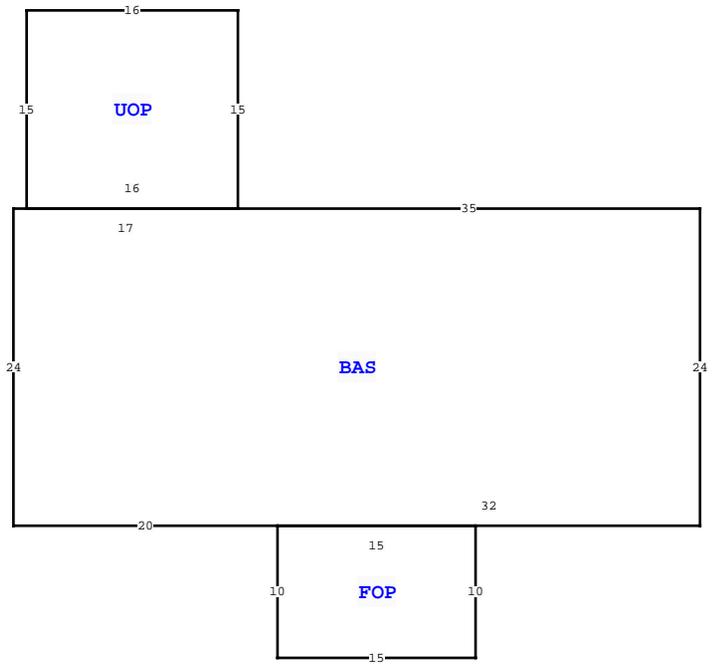
OLIVA JOSE IGNACIO/OLIVA JOSE LUIS
189 NW JOHNSON ST
LAKE CITY, FL 32055

2026

20-3S-17-05223-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	
FOP	150	35	
UOP	240	25	
TOTALS	1,638		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	-	2019						
Heated Area: 1248						HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			84,659
TOTAL MARKET OB/XF VALUE			6,116
TOTAL LAND VALUE - MARKET			5,008
TOTAL MARKET VALUE			95,783
SOH/AGL Deduction			50,251
ASSESSED VALUE			45,532
TOTAL EXEMPTION VALUE	HX HB DX SX		45,532
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			95,783
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			94,025
SALE:2:1: \$.70 STAMPS			
SALE:1:1: \$.70 STAMPS			
LAND:1:1: 0.46 AC IN ALL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
9426	M H	125	03/08/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/1778	5/22/2018	WD Q	Q	I	01	53,500
GRANTOR: WILLIAM L WHEELS TRU						
GRANTEE: JOSE IGNACIO OLIVA						
1286/1708	12/18/2014	WD Q	Q	I	01	45,000
GRANTOR: ORVAL L CONNER						
GRANTEE: WILLIAM L WHEELS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	9	10	1.00	UT	0.00	100	0
2	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	100	0
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993
5	0294	SHED WOOD/	0	100	16	18	288.00	UT	10.00	70	2011
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2011

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
6,116											

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	0200	C	MBL HM	100		00	50.00	200.00	10,018.00	SF	1.00
2	0000	C	VAC RES	100		00	50.00	100.00	10,018.00	SF	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	0.25	0.25	2,504							
1.00	0.25	0.25	2,504							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W35 UOP= N15 W16 S15 E16\$ W17 S24 E20 FOP= S10 E15 N10 W15\$ E32 N24\$.											