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

2027

20-3S-17-05223-000

BUILDING CHARACTERISTICS

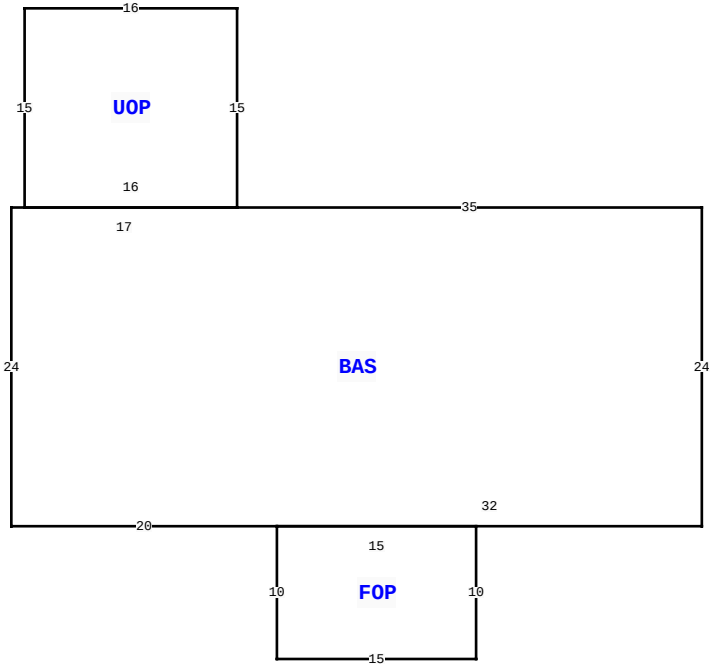
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	75,264
FOP	150	35		52	3,136
UOP	240	25		60	3,618
TOTALS	1,638			1,360	82,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,360	117.9000	109.65	149,124	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1248 HX Base Yr 2019



189 NW JOHNSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	82,018
TOTAL MARKET OB/XF VALUE	6,116
TOTAL LAND VALUE - MARKET	5,008
TOTAL MARKET VALUE	93,142
SOH/AGL Deduction	46,244
ASSESSED VALUE	46,898
TOTAL EXEMPTION VALUE	HX HB DX SX 46,898
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	93,142
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	I	01	53,500
GRANTOR: WILLIAM L WHEELES TRU						
GRANTEE: JOSE IGNACIO OLIVA						
1286/1708	12/18/2014	WD	Q	I	01	45,000
GRANTOR: ORVAL L CONNER						
GRANTEE: WILLIAM L WHEELES						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	9	10	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0294	SHED WOOD/	0	100	16	18	288.00	UT	10.00	10.00	70	2011	2011	3	70	2,016	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 6,116

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		00	50.00	200.00	10,018.00	SF		1.00	1.00	1.00	0.25	0.25	2,504							
2	0000	C	VAC RES	100		00	50.00	100.00	10,018.00	SF		1.00	1.00	1.00	0.25	0.25	2,504							

REVIEW DATE 09/01/2015 BY DF Total Acres: 0.46 Total Land Value: 5,008 Market: 0 Agricultural: 0 Common: 5,008 PRINTED 11/17/2026 BY SYS