LOTS 10, 11, 12, 13, 14, 15 & 16
HIGHLAND ESTATES S/D EX A PORTIO
IN WD 1478-2771.

OLISA PROPERTIES, LLC
212 SW COTTAGE GLN
LAKE CITY, FL 32024

2027

33-3S-17-06500-000

BUILDING CHARACTERISTICS

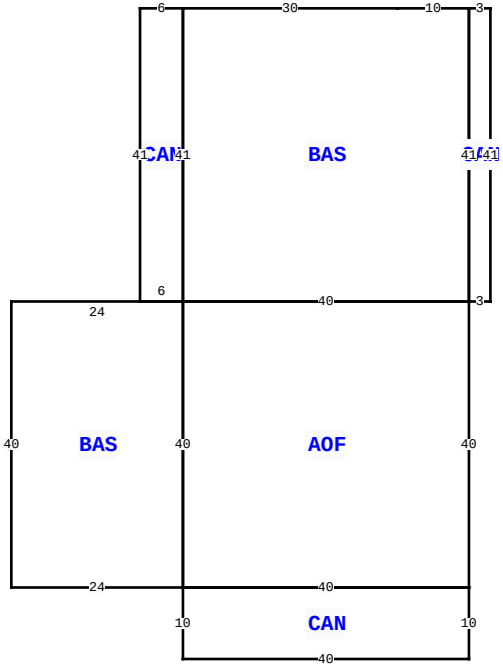
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		12 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,600	110		1,760	22,088
BAS	960	100		960	12,048
BAS	1,640	100		1,640	20,582
CAN	123	30		37	465
CAN	246	30		74	929
CAN	400	30		120	1,506
TOTALS	4,969			4,591	57,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	04	4,591	51.2244	25.10	115,234	1988	1988	0	0	0	50.00	50.00

1 SERV SHOP 0% - 2023 Heated Area: 4200 HX Base Yr



1721 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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	0	0	0	1.00	UT	0.00	0.00	100	1988	1988	3	100	3,000	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1988	1988	3	100	1,700	
3	0297	SHED CONCR	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1993	1993	3	100	3,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	150	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	280	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	100	
7	0296	SHED METAL	0	0	25	24	600.00	UT	9.00	9.00	100	2022	2021		100	5,400	
8	0294	SHED WOOD/	0	0	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	57,617
TOTAL MARKET OB/XF VALUE	14,130
TOTAL LAND VALUE - MARKET	169,992
TOTAL MARKET VALUE	241,739
SOH/AGL Deduction	0
ASSESSED VALUE	241,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,739
TOTAL JUST VALUE	241,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,739

BLDG:9:1: LOT 8
BLDG:8:1: LOT 7
XFOB:7:1: LOT 9
BLDG:7:1: LOT 6

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041499	Mobile Home		03/10/2021
40382	M H	0	08/18/2020
40089	ELECTRICAL	0	07/01/2020
38370	M H	325	07/17/2019
29845	M H	325	12/27/2011
28979	M H	325	11/04/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/198	2/28/2022	WD	U	I	11	100
GRANTOR:						
GRANTEE:						
1464/1977	2/28/2022	WD	Q	I	04	600,000
GRANTOR: CAPALLIA DANA						
GRANTEE: OLISA PROPERTIES, L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 W30 CAN= W6 S41 E6 N41$ S41 BAS= W24 S40 E24 N40$ AOF= S40 CAN= S10 E40 N10 W40$ E40 N40 W40$ E40 CAN= E3 N41 W3 S41$ N41 $.

LAND DESCRIPTION

TOTAL OB/XF 14,130

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	2700	C	AUTO SALES	0		CI	271.00	200.00	67,997.00	SF		1.00	1.00	1.00	2.50	2.50	169,992							

REVIEW DATE 02/22/2022 BY ME Total Acres: 1.56 Total Land Value: 169,992 Market: 0 Agricultural: 0 Common: 169,992 PRINTED 11/17/2026 BY SYS