BEG SE COR LOT 5, RUN W 148 FT
S151.45 FT, E 148 FT, N 151.45
TO POB.

MCINNIS LISA D OLIVER
678 SE ELOISE AVE
LAKE CITY, FL 32025

# 2027

33-3S-17-06807-001

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | | 33317.150 1.00/ |

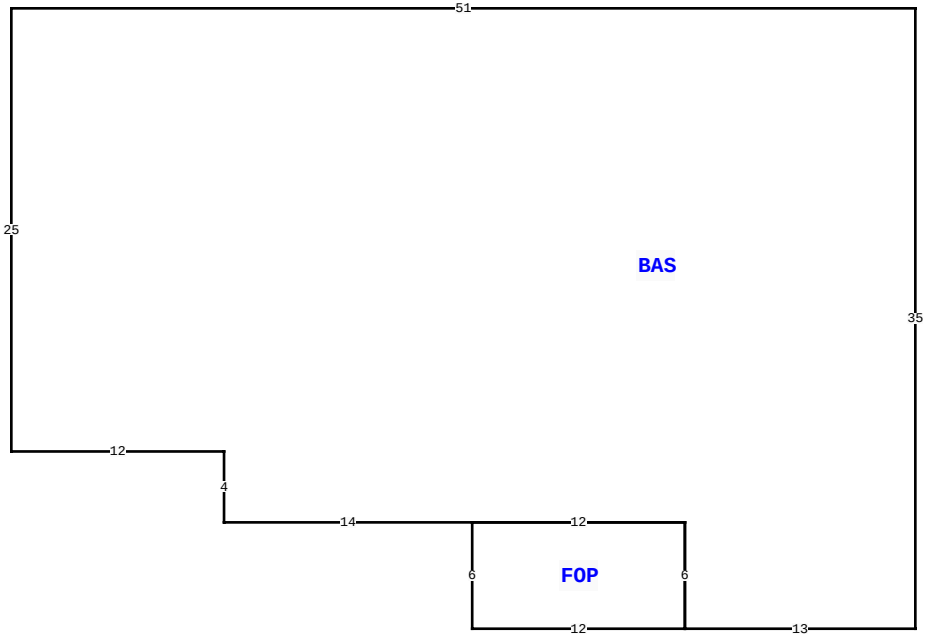
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,509 | 100 | | 1,509 | 156,796 |
| FOP | 72 | 30 | | 22 | 2,286 |
| TOTALS | 1,581 | | | 1,531 | 159,082 |

678 SE ELOISE AVE, LAKE CITY

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,531 | 116.6220 | 128.28 | 196,397 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 100% - 2007 Heated Area: 1509 HX Base Yr 2007




| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| 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 | | 159,082 |
| TOTAL MARKET OB/XF VALUE | | 500 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 178,082 |
| SOH/AGL Deduction | | 57,385 |
| ASSESSED VALUE | | 120,697 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 69,286 |
| TOTAL JUST VALUE | | 178,082 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 180,983 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1094/2321 | 9/01/2006 | WD | Q | I | 01 | 100 |

GRANTOR: GLENNIS J POUNDS

GRANTEE: LISA D OLIVER

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W51 S25 E12 S4 E14 FOP= S6 E12 N6 W12$ E12 S6 E13 N35$.

## 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 300 | |
| 2 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 500

| 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 | 0100 | C | SFR | 100 | | RSF-2 | 150.00 | 148.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 12/14/2016 BY RP Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS