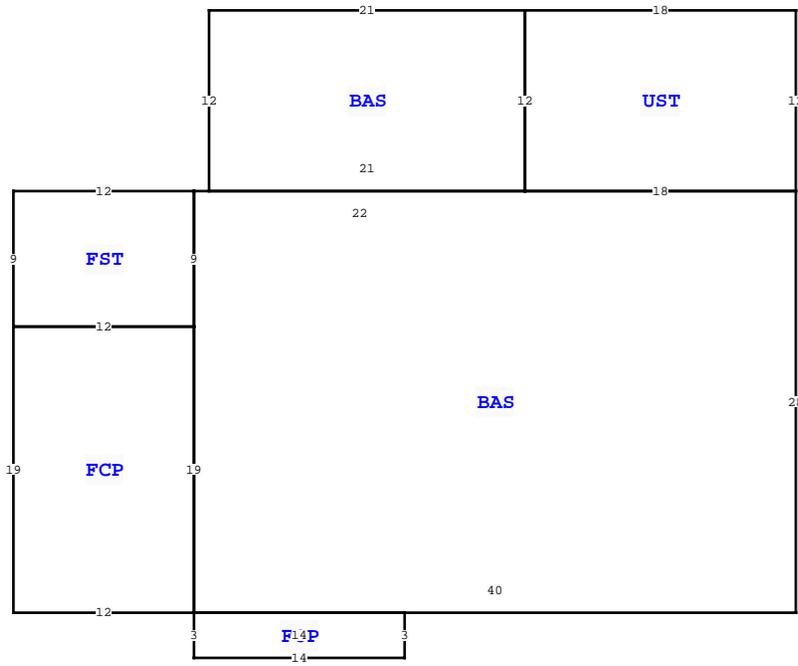


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	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	06
NEIGHBORHOOD/LOC	34317.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	252	100	
BAS	1,120	100	
FCP	228	25	
FOP	42	30	
FST	108	55	
UST	216	45	
TOTALS	1,966		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,598	121.3800	138.37	221,115	1964	1995	0	0	30.00	70.00
1 SINGLE FAM 0% - 2026 Heated Area: 1372 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			154,780
TOTAL MARKET OB/XF VALUE			3,700
TOTAL LAND VALUE - MARKET			18,814
TOTAL MARKET VALUE			177,294
SOH/AGL Deduction			0
ASSESSED VALUE			177,294
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			177,294
TOTAL JUST VALUE			177,294
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			159,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/355	8/25/2025	WD	U	I	11	100
GRANTOR: GATEWAY TLC INVESTMEN						
GRANTEE: PEREZ MARISOL						
1549/357	8/22/2025	WD	Q	I	01	230,000
GRANTOR: PEREZ MARISOL						
GRANTEE: NODA IBANES ALBO						

EXTRA FEATURES		223 SE OLUSTEE AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0210	GARAGE U	0 0 20 20
2	0166	CONC, PAVMT	0 0 0 0
3	0258	PATIO	0 0 0 0
4	0120	CLFENCE 4	0 0 0 0

L N	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	0210	GARAGE U	0 0 20 20			1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0166	CONC, PAVMT	0 0 0 0			1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0258	PATIO	0 0 0 0			1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0120	CLFENCE 4	0 0 0 0			1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 BAS= N12 W21 S12 E21\$ W22 FST= W12 S9 E12N9\$S9 FCP= W12 S19 E12 N19\$ S19 FOP= S3 E14 N3 W14 \$E40 N28\$ UST= N12 W18 S12 E18\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RSF-2	90.00	125.00	1.00	LT		1.00	1.00	1.02	18,500.00	18,814.50	18,814							