LOT 16 BLOCK 2 COUNTRY CLUB ESTA
664-753, 961-638, WD 1021-2643,

GRUBB THOMAS A/GRUBB KATHLEEN L
183 SE OLUSTEE AVE
LAKE CITY, FL 32025

2027

34-3S-17-07123-000

BUILDING CHARACTERISTICS

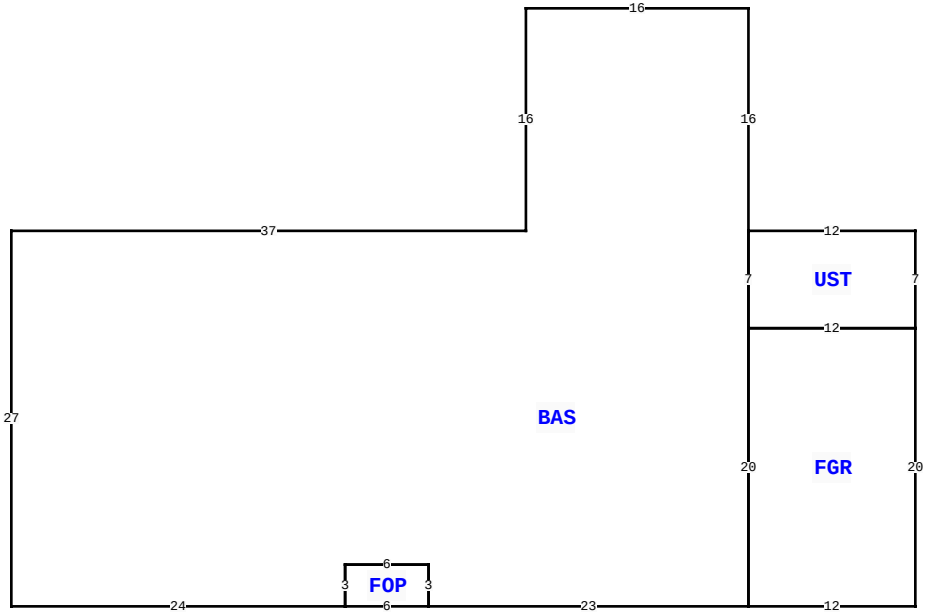
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100		1,669	142,245
FGR	240	55		132	11,250
FOP	18	30		5	426
UST	84	45		38	3,239
TOTALS	2,011			1,844	157,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,844	119.2000	131.12	241,785	1963	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1669 HX Base Yr 2011



183 SE OLUSTEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
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	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		157,160
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		177,760
SOH/AGL Deduction		71,156
ASSESSED VALUE		106,604
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,193
TOTAL JUST VALUE		177,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,613

SALE:1:1: FINAL JUDGEMENT CASE #87-687-CA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047016	Electrical Servic	0	04/20/2023
29146	MAINT/ALTR	30	01/28/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1191/0186	3/19/2010	WD	Q	I	01	102,500
GRANTOR: JEREMY DIXON & ALANNA						
GRANTEE: THOMAS A & KATHLEEN						
1021/2643	7/22/2004	WD	Q	I		84,000
GRANTOR: KURUVILLA						
GRANTEE: JEREMY DIXON & ALAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N16 W16 S16 W37 S27 E24 FOP= E6 N3 W6 S3$ N3 E6 S3 E23
FGR= E12 N20 W12 S20 $ N20UST= E12 N7 W12 S7$ N7 $.

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	90.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/03/2023 BY TW Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS