LOT 19 BLOCK 2 COUNTRY CLUB ESTA
LE 527-857, 796-664 THRU 671, 93

TUNSIL ANNETTE
131 SE OLUSTEE AVENUE
LAKE CITY, FL 32025

2027

34-3S-17-07126-000

BUILDING CHARACTERISTICS

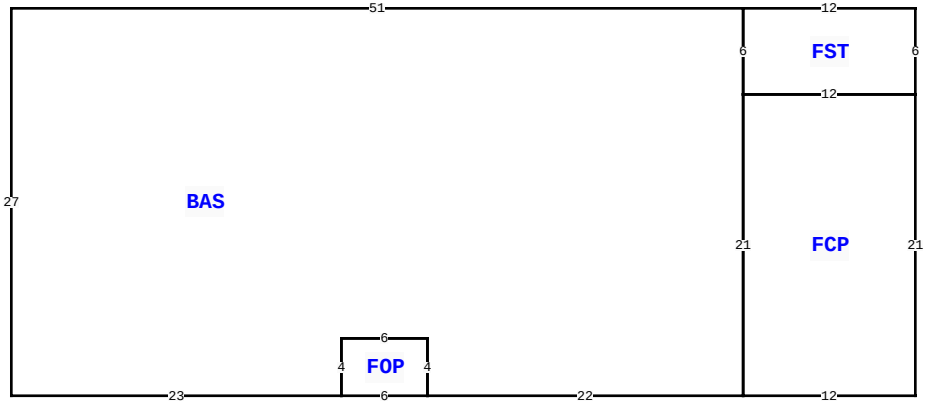
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,353	100		1,353	85,042
FCP	252	25		63	3,960
FOP	24	30		7	440
FST	72	55		40	2,514
TOTALS	1,701			1,463	91,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,463	103.8906	114.28	167,192	1964	1964	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 1353 HX Base Yr



131 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	13	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	91,956
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	111,856
SOH/AGL Deduction	0
ASSESSED VALUE	111,856
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,856
TOTAL JUST VALUE	111,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/921	5/12/2025	WD	Q	I	01	125,000
GRANTOR: WYRICK KATHERINE P						
GRANTEE: TUNSIL ANNETTE						
0937/2149	10/17/2001	WD	Q	I	03	61,000
GRANTOR: ALVIN E & LORRAINE WE						
GRANTEE: ERROL D & KATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S27 E23 FOP= E6 N4 W6 S4$ N4 E6 S4 E22 FCP= E12 N21 W12 S21$ N21 FST= E12 N6 W12 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	0		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 10/07/2025 BY TP Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS