LOT 20 BLOCK 2 COUNTRY CLUB ESTA
EX RD R/W.

OLUSTEE RESIDENTAL LLC
7901 4TH ST N, STE 300
ST PETERSBURG, FL 33702

2027

34-3S-17-07127-000

BUILDING CHARACTERISTICS

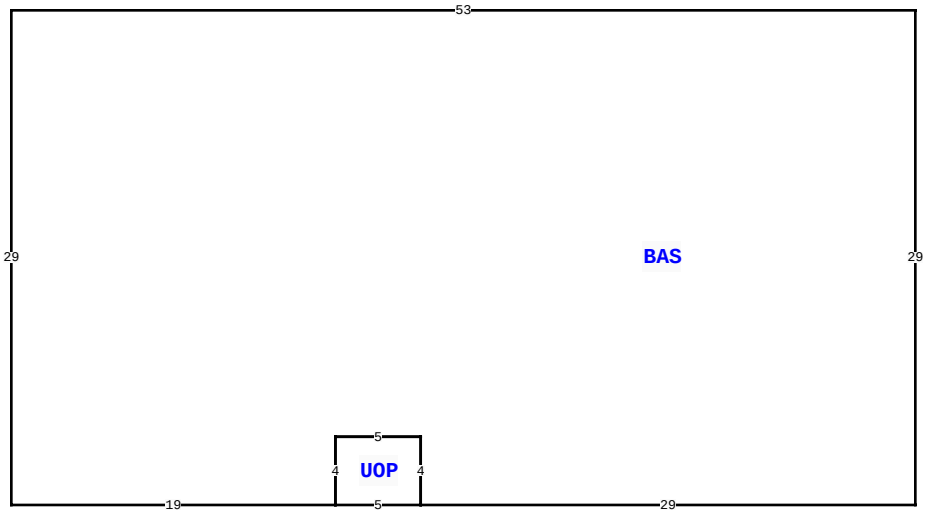
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,517	100		1,517	122,201
UOP	20	20		4	322
TOTALS	1,537			1,521	122,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,521	112.6620	123.93	188,498	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1517 HX Base Yr



115 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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0296	SHED METAL	0	0	0	0	1.00	UT	1,800.00	1,800.00	75	1993	1993	3	75	1,350	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	122,524
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	143,024
SOH/AGL Deduction	0
ASSESSED VALUE	143,024
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,024
TOTAL JUST VALUE	143,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,248

SALE:3:1: LOT 20, BLOCK 2, COUNTRY CLUB ESTATES

SALE:2:1: DR-219 CHECKED #6

SALE:1:1: LOT 20 BLK 2 COUNTRY CLUB ESTATES REPLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044009	Roof Replacement	5,046	03/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/232	10/17/2026	WD	U	I	11	100
GRANTOR: AGUILAR MARVIN J						
GRANTEE: OLUSTEE RESIDENTAL						
1462/1670	3/08/2022	WD	U	I	12	108,100
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: AGUILAR MARVIN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S29 E19 UOP= E5 N4 W5 S4$ N4 E5 S4 E29 N29$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	86.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/30/2017 BY DF Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS