LOT 1 BLOCK 3 COUNTRY CLUB ESTAT

798-1730, DC 1215-556, PB 12-CP-

COOPER RODNEY/COOPER SANDRA
273 SE OLUSTEE AVE
LAKE CITY, FL 32025

2027

34-3S-17-07128-000

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

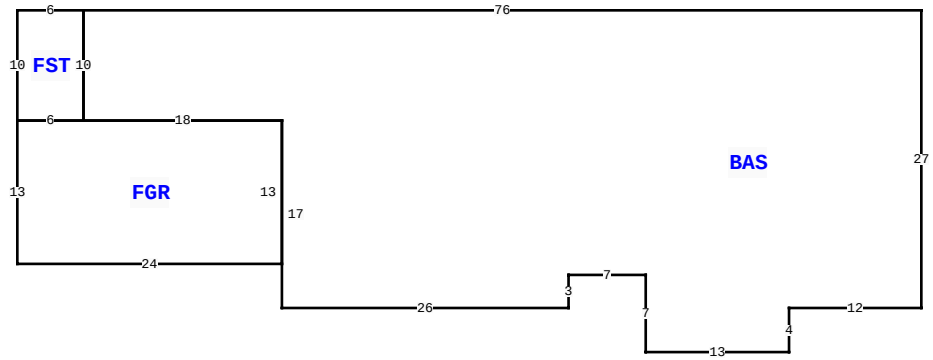
NEIGHBORHOOD/LOC 34317.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100		1,777	144,197
FGR	312	55		172	13,957
FST	60	55		33	2,678
TOTALS	2,149			1,982	160,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,982	113.4900	124.84	247,433	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1777 HX Base Yr 2016



273 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	0210	GARAGE U	0	100	20	28	1.00	UT	4,500.00	4,500.00	50	0	0	3	50	2,250	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	160,831
TOTAL MARKET OB/XF VALUE	2,450
TOTAL LAND VALUE - MARKET	20,905
TOTAL MARKET VALUE	184,186
SOH/AGL Deduction	78,866
ASSESSED VALUE	105,320
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	53,909
TOTAL JUST VALUE	184,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,111

SALE:1:1: LOT 1 BLOCK 3 COUNTRY CLUBESTATES REPLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0066	7/30/2015	WD	Q	I	01	98,500
GRANTOR: WILLIAM BRADY						
GRANTEE: RODNEY & SANDRA COO						
1278/2373	7/28/2014	WD	Q	I	01	85,000
GRANTOR: KENNETH A MCALPIN JR						
GRANTEE: WILLIAM BRADY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 FST= W6 S10 E6 N10$S10 FGR= W6 S13 E24 N13 W18$ E18 S17 E26 N3 E7 S7 E13 N4 E12 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,450

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	110.00	127.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							

REVIEW DATE 01/31/2017 BY BC Total Acres: 0.32 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905 PRINTED 11/17/2026 BY SYS