LOT 2 BLOCK 3 COUNTRY CLUB ESTAT
409-14, 645-768, 653-453, 656-30

GREENE ALAN B
297 SE OLUSTEE AVE
LAKE CITY, FL 32025

2026

34-3S-17-07129-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

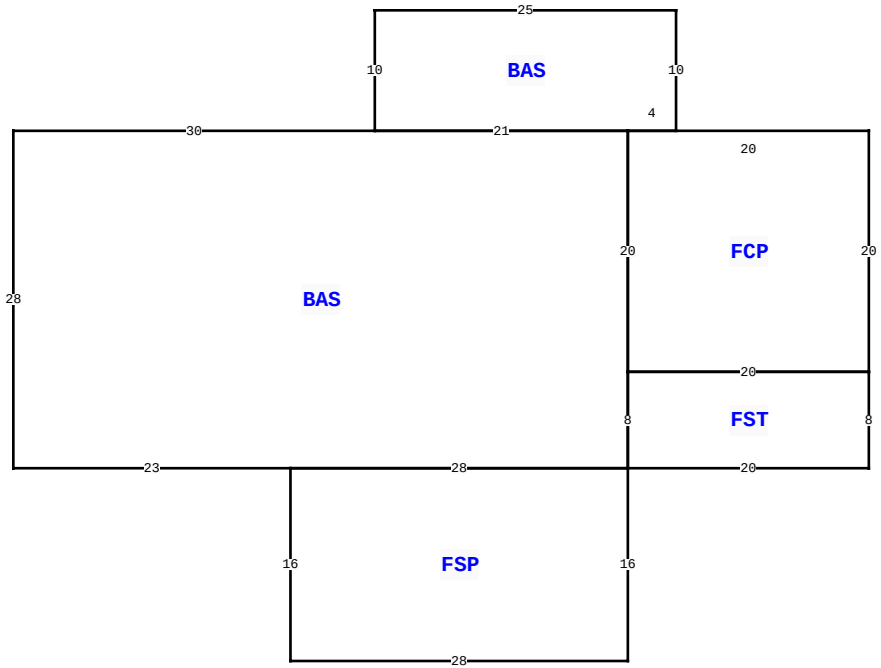
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	250	100		250	21,294
BAS	1,428	100		1,428	121,631
FCP	400	25		100	8,518
FSP	448	40		179	15,246
FST	160	55		88	7,496
TOTALS	2,686			2,045	174,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,045	114.9450	131.04	267,977	1964	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1678 HX Base Yr 2006



297 SE OLUSTEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		174,185
TOTAL MARKET OB/XF VALUE		850
TOTAL LAND VALUE - MARKET		20,905
TOTAL MARKET VALUE		195,940
SOH/AGL Deduction		91,730
ASSESSED VALUE		104,210
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,799
TOTAL JUST VALUE		195,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1059/0135	9/16/2005	WD	Q	I		90,000
GRANTOR: MURIEL GREENE						
GRANTEE: ALAN B GREENE						
0656/0306	6/29/1988	WD	Q	I		39,600
GRANTOR: BRIDWELL JOHN W &						
GRANTEE: GREENE MURIEL H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S28 E23 FSP= S16 E28 N16 W28$ E28 FST= E20 N8 W20 S8$ N8 FCP= E20 N20 W20S20$ N20 BAS= E4 N10 W25 S10 E21$ W21$.

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	400	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 850

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-	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 05/12/2026 BY SYS