

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	04 PLYWOOD 30
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2026									Heated Area: 1508 HX Base Yr	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		171,900	
TOTAL MARKET OB/XF VALUE		2,250	
TOTAL LAND VALUE - MARKET		20,905	
TOTAL MARKET VALUE		195,055	
SOH/AGL Deduction		0	
ASSESSED VALUE		195,055	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		195,055	
TOTAL JUST VALUE		195,055	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		197,347	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	143,377
FOP	69	30		21	1,997
FST	180	55		99	9,413
UGR	400	45		180	17,114
TOTALS	2,157			1,808	171,900

EXTRA FEATURES		331 SE OLUSTEE AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0258	PATIO	0.00
3	0169	FENCE/WOOD	3,000.00
4	0166	CONC, PAVMT	0.00

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/411	3/21/2025	WD U	U	I	11	100
GRANTOR: SUMMERS STEVEN ERIC						
GRANTEE: SUMMERS TYLER JORDA						
1510/1713	3/18/2024	WD U	U	I	37	96,700
GRANTOR: TUCKER RYHAN						
GRANTEE: SUMMERS STEVEN ERIC						

TOTAL OB/XF														2,250		
L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0258	PATIO	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0169	FENCE/WOOD	0	0	0	1.00	UT	3,000.00	3,000.00	50	1993	1993	3	50	1,500	
4	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W52 UGR= W20S20 E20 N20\$ S20 FST= W20 S9 E20 N9 \$ S9 E1 FOP= S3 E23 N3W23\$ E51 N29\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2110.00	110.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							