LOT 4 BLOCK 7 COUNTRY CLUB ESTAT

816-2312, 916-2437, 919-797, 926

PARKS JAMES M/PARKS DIANE R
168 SE OLUSTEE AVE
LAKE CITY, FL 32025

2026

34-3S-17-07160-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

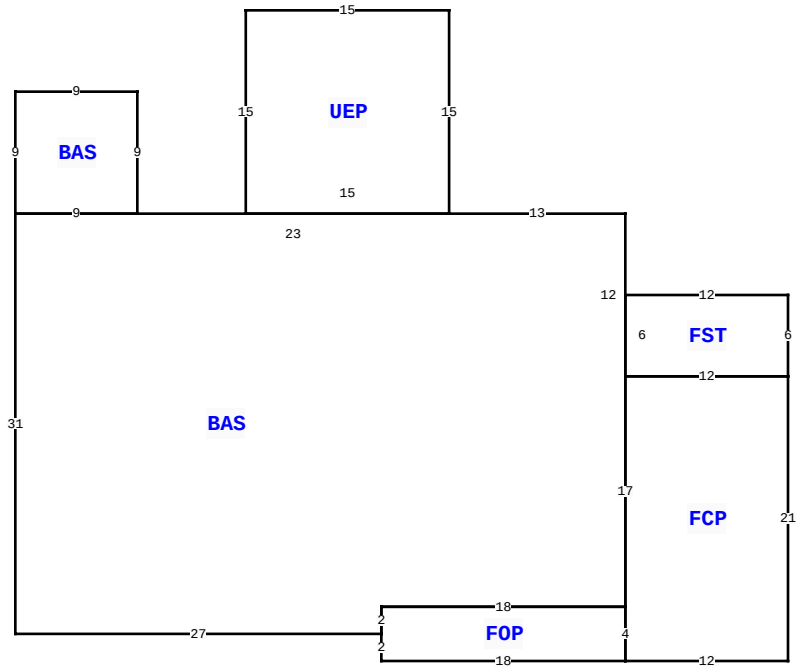
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur		N/A 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	81	100		81	6,746
BAS	1,359	100		1,359	113,192
FCP	252	25		63	5,247
FOP	72	30		22	1,832
FST	72	55		40	3,332
UEP	225	60		135	11,244
TOTALS	2,061			1,700	141,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,700	112.4000	128.14	217,838	1964	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1440 HX Base Yr 2002



168 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		141,595
TOTAL MARKET OB/XF VALUE		4,900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		164,995
SOH/AGL Deduction		70,586
ASSESSED VALUE		94,409
TOTAL EXEMPTION VALUE	HX HB SX	94,409
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		164,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39328	MAINT/ALTR	0	02/21/2020
29091	ADDN SFR	101	12/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/1750	10/26/2023	LE	U	I	14	100
GRANTOR: PARKS JAMES M						
GRANTEE: PARKS JAMES M (ENH						
0926/2633	5/09/2001	WD	Q	I		66,700
GRANTOR: MIKE & SANDY TILLOTSO						
GRANTEE: JAMES M & DIANE PAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UEP= N15 W15 S15 E15$ W23 BAS= N9 W9 S9 E9$ W9 S31 E27 FOP= S2 E18 N4 W18 S2$ N2 E18 FCP= S4 E12N21 W12 S17$ N17FST= E12 N6 W12 S6$ N12$.

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	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	10	20	200.00	UT	5.50	5.50	100	1994	1994	3	100	1,100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	400	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,900

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	93.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 06/09/2020 BY KR Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2026 BY SYS