LOT 5 BLOCK 7 COUNTRY CLUB
ESTATES REPLAT S/D.
ORB 436-258, DC 795-1647,

KITCHENS DAVID/KITCHENS CHERYL
184 SE OLUSTEE AVE
LAKE CITY, FL 32025

2027

34-3S-17-07161-000

BUILDING CHARACTERISTICS

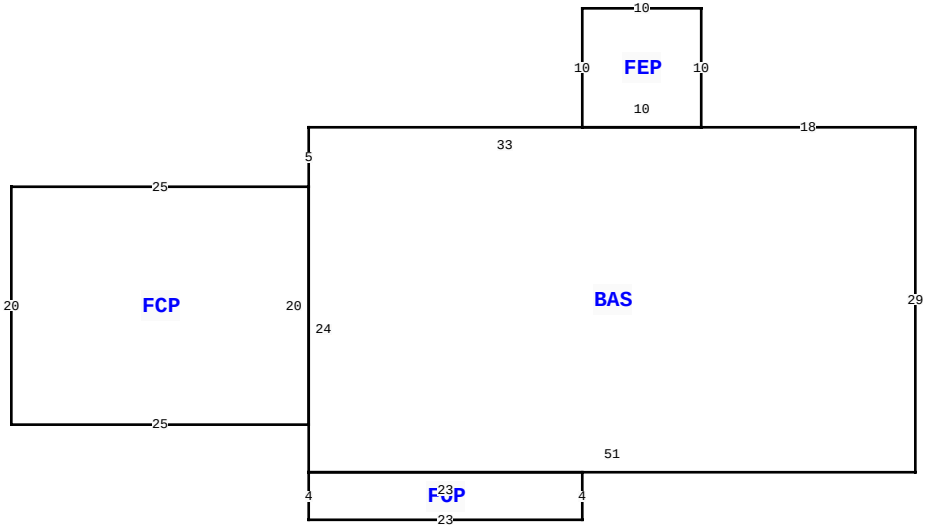
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,479	100		1,479	134,724
FCP	500	25		125	11,387
FEP	100	80		80	7,287
FOP	92	30		28	2,551
TOTALS	2,171			1,712	155,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,712	127.4000	140.14	239,920	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1479 HX Base Yr 2017



184 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		155,948
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		176,048
SOH/AGL Deduction		73,009
ASSESSED VALUE		103,039
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		46,628
TOTAL JUST VALUE		176,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/0667	1/22/2016	WD	Q	I	01	89,900
GRANTOR: BRETT A HANLEY						
GRANTEE: DAVID CHERYL KITC						
1258/1345	7/16/2013	QC	U	I	11	49,500
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: BRETT A HANLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FEP= N10 W10 S10 E10$ W33 S5 FCP= W25 S20 E25 N20$ S24 FOP= S4 E23 N4 W23$ E51 N29$.

LAND DESCRIPTION

TOTAL OB/XF 1,600

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 01/30/2017 BY BC Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS