

LOT 10 BLOCK 11 COUNTRY CLUB  
ESTATES REPLAT S/D.  
ORB 451-567, 870-1289,

TATRO MARK  
426 SE OLUSTEE AVE  
LAKE CITY, FL 32025

**2026**

34-3S-17-07220-000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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
BAS	250	100
BAS	1,475	100
FOP	24	30
TOTALS	1,749	

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	SINGLE FAM	100% - 2011																					
			Heated Area: 1725				HX Base Yr 2011																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/21/2023</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/21/2023	MLU	
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COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		132,338
TOTAL MARKET OB/XF VALUE		1,150
TOTAL LAND VALUE - MARKET		20,905
TOTAL MARKET VALUE		154,393
SOH/AGL Deduction		68,134
ASSESSED VALUE		86,259
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		34,848
TOTAL JUST VALUE		154,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0870/1289	11/06/1998	WD	Q	I		40,000
GRANTOR: RAY						
GRANTEE: TATRO						

EXTRA FEATURES																	
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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
TOTALS															1,150		

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W59 BAS= W10 S25 E10 N25\$ S25 E25 FOP= S4E6 N4 W6\$ E34 N25\$.

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	100		RSF-2	92.00	135.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							