LOTS 14 & 15 EX BEG SW COR LOT 16, RUN SE 110 FT, SW 58.78 FT, N 124.72 FT TO POB. BLOCK

FLOURNOY VINCENT L/FLOURNOY CHAKRITA T
360 SE OLUSTEE AVE
LAKE CITY, FL 32025

2027

34-3S-17-07223-001

BUILDING CHARACTERISTICS

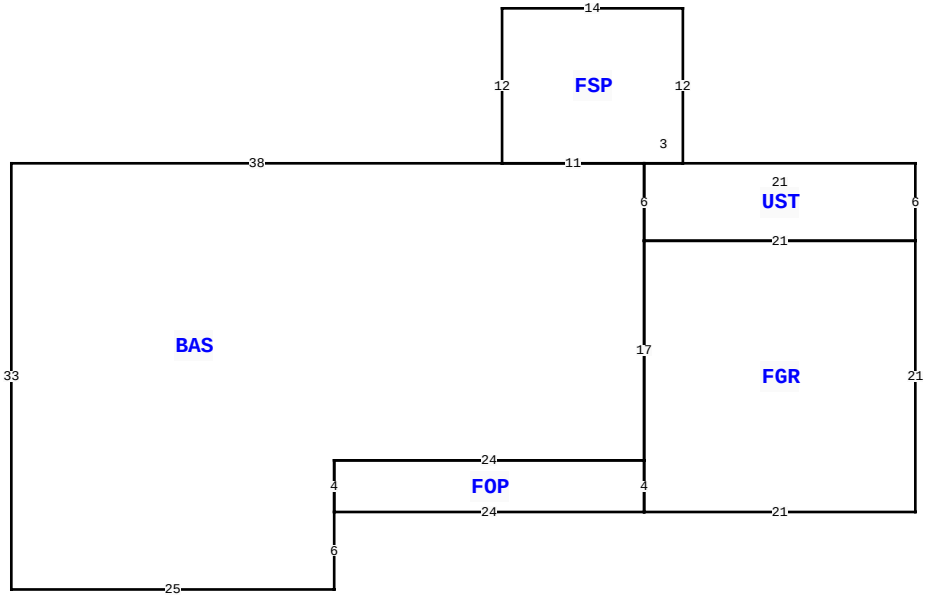
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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	1,377	100		1,377	112,795
FGR	441	55		243	19,905
FOP	96	30		29	2,376
FSP	168	40		67	5,488
UST	126	45		57	4,669
TOTALS	2,208			1,773	145,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,773	114.5620	126.02	223,433	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1377 HX Base Yr 2018



360 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	700	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,231
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		23,495
TOTAL MARKET VALUE		169,926
SOH/AGL Deduction		68,562
ASSESSED VALUE		101,364
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,953
TOTAL JUST VALUE		169,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044856	Electrical Servic	0	07/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/2390	2/27/2017	WD	Q	I	01	92,000
GRANTOR: OSWELL L ARNOLDS JR &						
GRANTEE: VINCENT L & CHAKRIT						
1325/2104	11/02/2016	QC	U	I	11	100
GRANTOR: VIRGINIA GAIL ARNOLD						
GRANTEE: OSWELL L ARNOLD JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S33 E25 N6 FOP= E24N4 W24 S4$ N4 E24 FGR= S4 E21N21 W21 S17$ N17 UST= E21 N6 W21 S6$ N6 FSP= E3 N12 W14 S12 E11$ W11$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	100.00	150.00	1.00	LT		1.00	1.00	1.27	18,500.00	23,495.00	23,495							

REVIEW DATE 01/31/2017 BY BC Total Acres: 0.34 Total Land Value: 23,495 Market: 0 Agricultural: 0 Common: 23,495 PRINTED 11/17/2026 BY SYS