

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

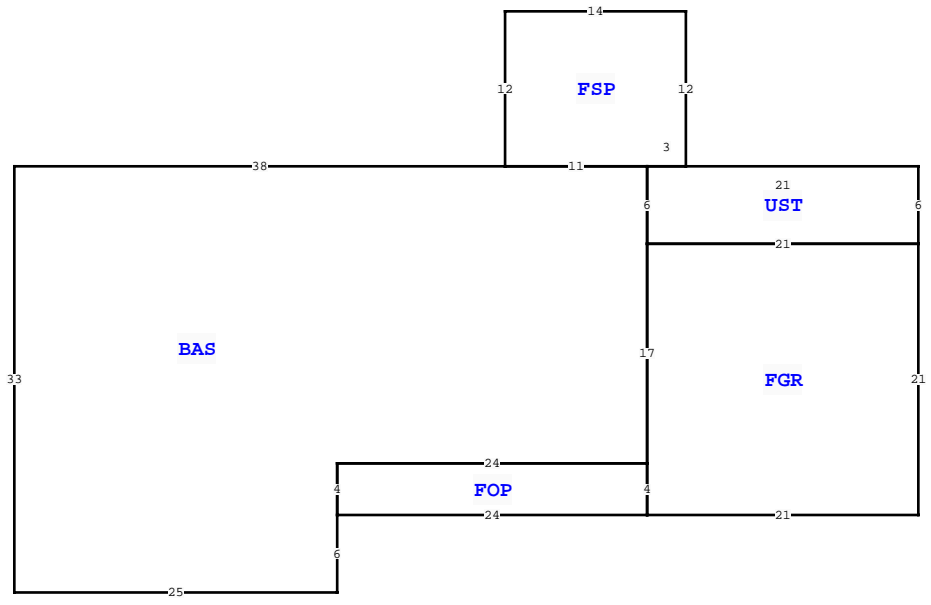
2026

34-3S-17-07223-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	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	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
BAS	1,377	100	
FGR	441	55	
FOP	96	30	
FSP	168	40	
UST	126	45	
TOTALS	2,208		

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	128.31	227,494	1974	1974	0	0	35.00	65.00
1 SINGLE FAM			100% - 2018	Heated Area: 1377		HX Base Yr 2018					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		147,871	
TOTAL MARKET OB/XF VALUE		1,200	
TOTAL LAND VALUE - MARKET		23,495	
TOTAL MARKET VALUE		172,566	
SOH/AGL Deduction		74,154	
ASSESSED VALUE		98,412	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		47,001	
TOTAL JUST VALUE		172,566	
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	0
3	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	100	1993

TOTAL OB/XF												1,200
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/21/2023	MLU					

BUILDING NOTES											
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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												
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-21	100.00	150.00	1.00	LT		1.00	1.00	1.27	18,500.00	23,495.00	23,495							