

COMM SW COR OF SE1/4, RUN W
15.80 FT TO E R/W US-41, N
ALONG R/W 1236 FT FOR POB,

OLIVIA RAE INVESTMENTS INC
P O BOX 2147
LAKE CITY, FL 32056

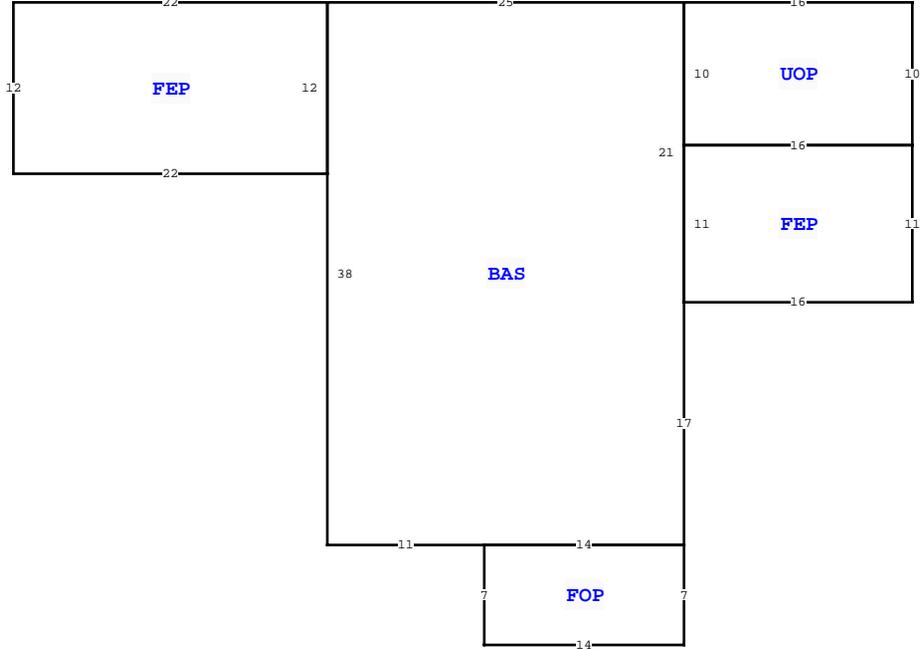
2026

34-4S-17-09016-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD OR PLY 50
Exterior Wall	15 CONC BLOCK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	01 NONE 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	1 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,363	95.2200	108.55	147,954	1960	1960	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2021 Heated Area: 950 HX Base Yr													



Quality					
DOR CODE	CD				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
34417.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100		950	67,030
FEP	176	80		141	9,949
FEP	264	80		211	14,888
FOP	98	30		29	2,046
UOP	160	20		32	2,258
TOTALS	1,648			1,363	96,170

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	96,170	
TOTAL MARKET OB/XF VALUE	337	
TOTAL LAND VALUE - MARKET	20,160	
TOTAL MARKET VALUE	116,667	
SOH/AGL Deduction	16,334	
ASSESSED VALUE	100,333	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	100,333	
TOTAL JUST VALUE	116,667	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	110,504	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/1872	3/06/2020	QC	U	I	11	65,200
GRANTOR: DARRYL SANCHEZ						
GRANTEE: OLIVIA RAE INVESTME						
1391/0042	8/09/2019	WD	Q	I	01	66,500
GRANTOR: OLIVIA RAE INVESTMENT						
GRANTEE: DARRYL SANCHEZ						

EXTRA FEATURES

7365 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

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	0	14	43		602.00	UT	0.56		0	3	100	337

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W25 FEP= W22 S12 E22 N12\$ S38 E11 FOP= S7E14 N7 W14\$ E14 N17 FEP= E16 N11 UOP= N10 W16 S10 E16\$ W16 S11\$ N21\$.

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	0		A-1	0.00	0.00	1.12	AC		1.00	1.00	1.00	18,000.00	18,000.00	20,160							