

LOTS 1 & 2 BLOCK A COLLEGE MANOR
465-630, 827-1680, WD 1249-2710,

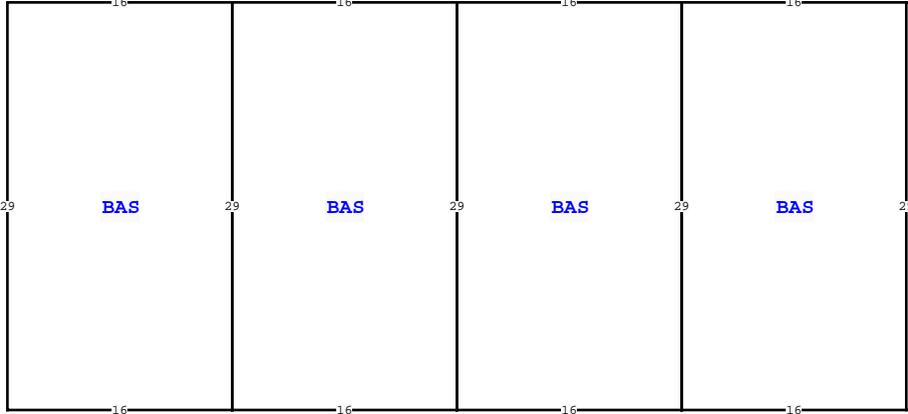
OLISA PROPERTIES LLC
212 SW COTTAGE GLEN
LAKE CITY, FL 32024

2026

36-3S-17-07404-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 ALM SIDING 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 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	1 100
Bathrooms	1 100
Frame	01 NONE 100
Story Height	0 100
RMS	0 100
Stories	1. 1. 100
Units	4 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	03 03
DOR CODE	0800 MULTI-FAM <10
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	TRI/QUAD	0% - 0											
Heated Area: 1856 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	464	100		464	14,334
BAS	464	100		464	14,334
BAS	464	100		464	14,334
BAS	464	100		464	14,334
TOTALS	1,856			1,856	57,336

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	0294	SHED WOOD/	0	0	48	24	1.00	UT	0.00	0.00	100	0	0	3	100	4,500	
2	0166	CONC, PAVMT	0	0	35	21	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION	
L N	USE CODE
1	0800

TOTAL OB/XF															
TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
2.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	11,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			57,336
TOTAL MARKET OB/XF VALUE			5,300
TOTAL LAND VALUE - MARKET			11,000
TOTAL MARKET VALUE			73,636
SOH/AGL Deduction			0
ASSESSED VALUE			73,636
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			73,636
TOTAL JUST VALUE			73,636
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			70,451
SALE:1:1: LOTS 1 & 2 BLK A COLLEGE MANOR UNIT 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/2711	2/21/2013	WD	Q	I	05	95,000
GRANTOR: MARTHA H SAUNDERS						
GRANTEE: OLISA PROPERTIES LL						
1249/2710	2/21/2013	WD	U	I	16	31,700
GRANTOR: JENNY S MORRISON (SIN						
GRANTEE: MARTHA H SAUNDERS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N29 W16 BAS= W16 BAS= W16 BAS= W16 S29 E16 N29\$ S29 E16 N29\$ S29 E16 N29\$ S29 E16\$.	