LOT 5 BLOCK B UNIT II OLUSTEE CR II.

JONES KATHERINE MURPHY
635 SE BALD EAGLE LOOP
LAKE CITY, FL 32025

2025

02-6S-17-09533-235

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
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 02

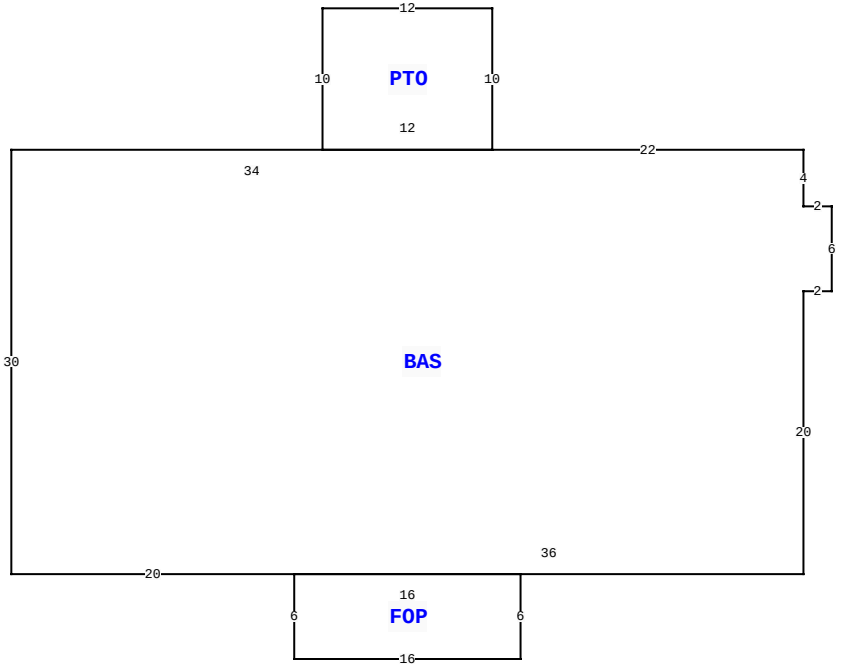
NEIGHBORHOOD/LOC 2617.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100	1,692	123,332
FOP	96	30	29	2,114
PTO	120	5	6	437
TOTALS	1,908		1,727	125,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,727	106.8000	112.14	193,666	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 1996 Heated Area: 1692 HX Base Yr 1996



635 SE BALD EAGLE LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,883
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		50,200
TOTAL MARKET VALUE		180,583
SOH/AGL Deduction		58,341
ASSESSED VALUE		122,242
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,242
TOTAL JUST VALUE		180,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,583

SALE:2:1: LOT 5 BLK B OLUSTEE CREEK ESTATES UNIT I

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9815	SFR	240	06/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0920/0680	1/17/2001	WD	Q	I	01	100
GRANTOR: BRIAN K JONES						
GRANTEE: KATHERINE J MURPHY						
0805/2183	5/24/1995	WD	Q	V		15,500
GRANTOR: CYNTHIA ANN PIERCE &						
GRANTEE: BRIAN K JONES & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 PTO= N10 W12 S10 E12$ W34 S30 E20 FOP= S6 E16 N6 W16$ E36 N20 E2 N6 W2 N4$.

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	1995	1995	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
3	0040	BARN,POLE	0	100	20	40	800.00	UT	2.50	2.50	100	2005	2005	3	100	2,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,200							

REVIEW DATE 09/26/2017 BY DF Total Acres: 5.02 Total Land Value: 50,200 Market: 0 Agricultural: 0 Common: 50,200 PRINTED 11/06/2024 BY SYS