LOT 8 BLOCK 10 COUNTRY CLUB ESTA

798-2430, WD 1000-1281, DC 1445-

CHURCH MICHAEL
272 SE OLUSTEE AVE
LAKE CITY, FL 32025

2024

34-3S-17-07200-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

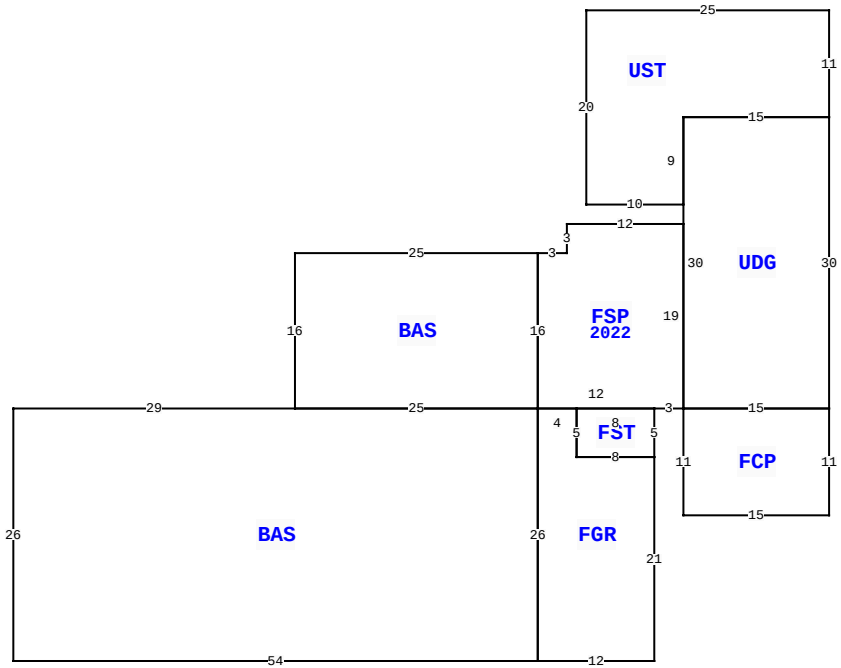
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	30,087
BAS	1,404	100	1,404	105,606
FCP	165	25	41	3,084
FGR	272	55	150	11,283
FSP	276	40	110	8,274
FST	40	55	22	1,655
UDG	450	55	248	18,654
UST	365	45	164	12,336
TOTALS	3,372		2,539	190,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,539	115.7233	115.72	293,813	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1804 HX Base Yr



272 SE OLUSTEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	190,978
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	212,278
SOH/AGL Deduction	0
ASSESSED VALUE	212,278
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,278
TOTAL JUST VALUE	212,278
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,638

SALE:1:1: LOT 8 BLK 10 COUNTRY CLUB ESTATES REPLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29205	MAINT/ALTR	25	02/22/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/242	1/21/2022	WD	Q	I	01	188,000
GRANTOR: RAULERSON VIRGIL GLEN						
GRANTEE: CHURCH MICHAEL						
1446/2342	9/10/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: RAULERSON VIRGIL GL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-82,-60] W29 S26 E54 N26 W25 $
UDG=[ORIG=-27,-60] N30 W15 S30 E15 $
BAS=[ORIG=-57,-60] N16 W25 S16 E25 $
UST=[ORIG=-27,-90] N11 W25 S20 E10 N9 E15 $
FGR=[ORIG=-57,-34] E12 N21 W8 N5 W4 S26 $
FCP=[ORIG=-27,-49] N11 W15 S11 E15 $
FST=[ORIG=-45,-55] N5 W8 S5 E8 $
FSP=[YR=2022;ORIG=-42,-60] N19 W12 S3 W3 S16 E12 E3 $
.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	700	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0		RSF-2	110.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/23/2022 BY CP Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/01/2024 BY SYS