COMM NE COR OF SW1/4, RUN S 989.
E 372.03 FT FOR POB, CONT E 455.
S 876.56 FT, W 73.67 FT, S 99.60

ADAMS JAMES Q/ADAMS JANUARY D
670 SW INFINITY PL
LAKE CITY, FL 32024

2026

24-5S-16-03707-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	01	01

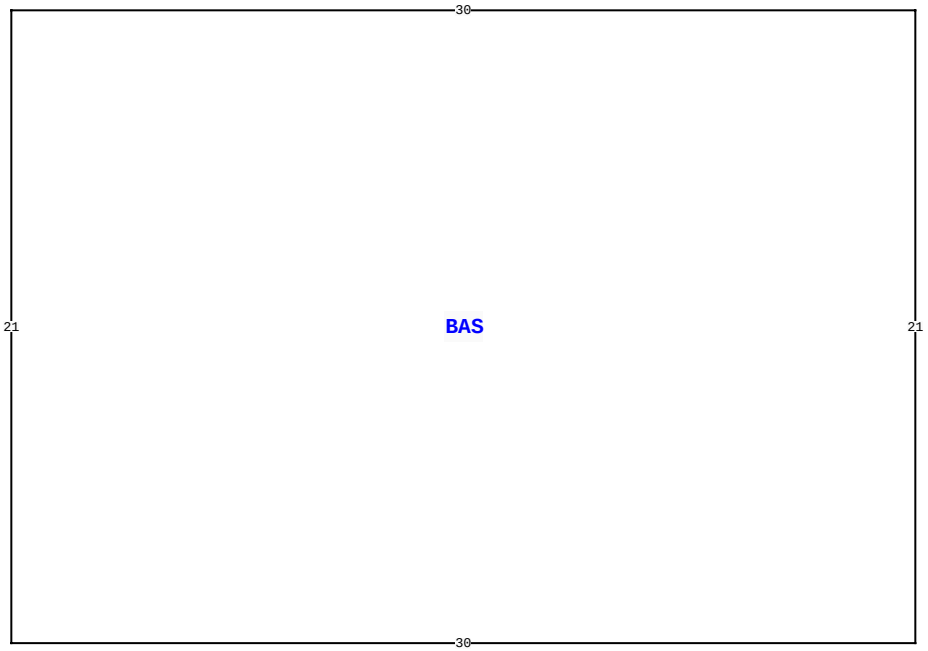
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	630	100		630	37,338
TOTALS	630			630	37,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	630	59.6250	66.78	42,071	2016	2016	0	0	0	11.25	88.75

2 SINGLE FAM 100% - 2017 Heated Area: 630 HX Base Yr 2017



670 SW INFINITY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	05/05/2023 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		37,338
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		140,328
SOH/AGL Deduction		117,146
ASSESSED VALUE		23,182
TOTAL EXEMPTION VALUE	HX HB	18,895
BASE TAXABLE VALUE		4,287
TOTAL JUST VALUE		140,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,854

PRMT:1:1: RUTH SCHAUER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24961	M H	296	09/12/2006
19294	PUMP/UTPOL	30	03/04/2002
16013	M H	125	09/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1372/1676	11/14/2018	QC	U	I	11	0
GRANTOR: JAMES Q ADAMS & JANUA						
GRANTEE: JAMES Q & JANUARY D						
1312/2148	4/05/2016	WD	Q	I	03	45,000
GRANTOR: JUAN MEDINA						
GRANTEE: JAMES Q ADAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S21 E30 N21$.

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	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	100		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

REVIEW DATE 05/05/2023 BY SPF Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/18/2025 BY SYS