

RUSSELL SAMANTHA
417 SW STEWART LP
LAKE CITY, FL 32024

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT										CD CONSTRUCTION										PAGE 1 of 1									
Exterior Wall										19 COMMON BRK 80										2									
Exterior Wall										05 AVERAGE 20																			
Roof Structure										08 IRREGULAR 100																			
Roof Cover										03 COMP SHNGL 100																			
Interior Wall										05 DRYWALL 100																			
Interior Floor										14 CARPET 50																			
Interior Floor										15 HARDTILE 50																			
Air Condition										03 CENTRAL 100																			
Heating Type										04 AIR DUCTED 100																			
Bedrooms										4 100																			
Bathrooms										3 100																			
Frame										01 NONE 100																			
Stories										1.5 1.5 100																			
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										06									
NEIGHBORHOOD/LOC										25416.030 1.00/																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										1,834										100									
FCP										420										25									
FEP										144										80									
FST										70										55									
FUS										840										100									
UOP										128										20									
TOTALS										3,436										2,958									
EXTRA FEATURES										417 SW STEWART LOOP, LAKE CITY																			
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 0190										FPLC PF										0 0 0 0									
2 0280										POOL R/CON										0 0 32 16									
3 0120										CLFENCE										4 0 0 0									
4 0166										CONC, PAVMT										0 0 0 0									
5 0169										FENCE/WOOD										0 0 0 0									
LAND DESCRIPTION										TOTAL OB/XF										19,646									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT 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=1										0.00									
0.00										1.00										LT									
1.00										1.00										0.85									
22,500.00										19,125.00										19,125									
REVIEW DATE										07/08/2019										BY									
BC										Total Acres: 1.84										Total Land Value: 19,125									
Market: 0										Agricultural: 0										Common: 19,125									
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