LOT 4 BLOCK B PLANTATION ESTATES
ORB 530-214, 661-32, 740-1366, P

EVANS JOHN D/EVANS MARGARET E
192 SW STEWART LP
LAKE CITY, FL 32024

2026

25-4S-16-03169-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

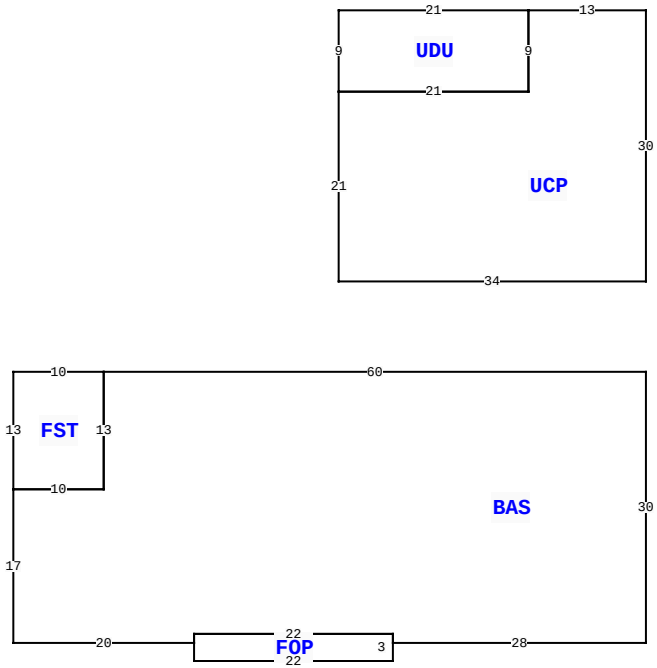
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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 06
NEIGHBORHOOD/LOC	25416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,948	100		1,948	149,943
FOP	66	30		20	1,539
FST	130	55		72	5,542
UCP	831	20		166	12,778
UDU	189	55		104	8,005
TOTALS	3,164			2,310	177,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,310	105.7300	118.42	273,550	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1948 HX Base Yr 2003



192 SW STEWART LOOP, 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		177,808
TOTAL MARKET OB/XF VALUE		10,463
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		210,771
SOH/AGL Deduction		85,209
ASSESSED VALUE		125,562
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,840
TOTAL JUST VALUE		210,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,771

LAND:1:1: 1.84 AC.

SALE:1:1: LOT 4, BLOCK B, PLANTATION ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042675	Roof Replacement	10,200	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0963/1595	9/24/2002	WD	Q	I		85,000

GRANTOR: FRANCIS EDMOND/ WALTE

GRANTEE: JOHN & MARGARET EVA

0740/1366	1/15/1991	WD	Q	I		70,000

GRANTOR: CHARLES MYERS

GRANTEE: FRANCIS EDMOND

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 FST= W10 S13 E10 N13$ S13 W10 S17 E20 FOP= S2E22 N3 W22 S1$ N1 E22 S1 E28 N30$ PTR= N10 UCP= W34 N21 UDU= N9 E21 S9 W21$ E21 N9 E13 S30$ S10$.

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	4,370.00	4,370.00	70	0	0	3	70	3,059	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	12	16	192.00	UT	2.50	2.50	100	1993	1993	3	100	480	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	700	
5	0294	SHED WOOD/	0	100	0	0	384.00	UT	11.00	11.00	100	2009	2009	3	100	4,224	

LAND DESCRIPTION

TOTAL OB/XF 10,463

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		RSF-	1300.00	268.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/02/2022 BY JS Total Acres: 1.85 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/03/2025 BY SYS