LOT 14 EX S 20 FT & LOT 15 BLOCK
S/D.

STUTZ FERNANDO O
3299 SE COUNTY RD 252
LAKE CITY, FL 32025

2026

33-3S-17-06664-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

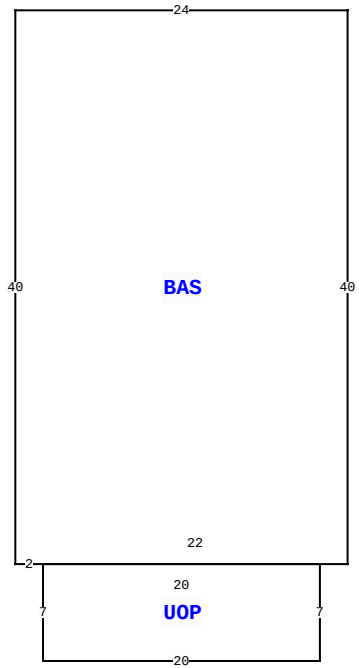
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur		N/A 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.110	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	23,618
UOP	140	20		28	689
TOTALS	1,100			988	24,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	988	39.9360	44.73	44,193	1935	1935	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr



537 SE LOMOND AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	24,306
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	6,640
TOTAL MARKET VALUE	31,246
SOH/AGL Deduction	0
ASSESSED VALUE	31,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,246
TOTAL JUST VALUE	31,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,246

LAND:1:1: 8,400SF=1 ADJ ASSESSED LOT(1+ PLATTED LO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1351/0846	12/28/2017	QC	U	I	11	6,500
GRANTOR: 5T WEALTH PARTNERS LP						
GRANTEE: FERNANDO O STUTZ						
1346/0633	10/18/2017	TD	U	I	18	4,000
GRANTOR: CLERK OF COURT						
GRANTEE: 5T WEALTH PARTNERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S40 E2 UOP= S7 E20 N7 W20$ E22 N40$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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/MH	80.00	105.00	1.00	LT		1.00	1.00	0.80	8,300.00	6,640.00	6,640							

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.19 Total Land Value: 6,640 Market: 0 Agricultural: 0 Common: 6,640 PRINTED 11/21/2025 BY SYS