

LOT 26 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

LU XIUYING/LIN ZENGPIG
572 NW OAKMONT WAY
LAKE CITY, FL 32055

2025

34-3S-16-02461-326



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	34316.060 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,171	100	2024	2,171	269,908
FGR	441	55	2024	243	30,211
FOP	156	30	2024	47	5,843
FOP	189	30	2024	57	7,086
TOTALS	2,957			2,518	313,048

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,518	112.1280	125.58	316,210	2023	2023	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2025 Heated Area: 2171 HX Base Yr 2025											
572 NW OAKMONT WAY, LAKE CITY											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2023
INC DATE		AG DATE	MLU

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	0166	CONC, PAVMT	0 100	0 0	520.00	UT	3.00	3.00	100	2024	2023		100	1,560	

LAND DESCRIPTION										TOTAL OB/XF										1,560	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE		313,048			
TOTAL MARKET OB/XF VALUE		1,560			
TOTAL LAND VALUE - MARKET		24,000			
TOTAL MARKET VALUE		338,608			
SOH/AGL Deduction		0			
ASSESSED VALUE		338,608			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		287,886			
TOTAL JUST VALUE		338,608			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		322,004			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046138	New Residential C	160,000	12/20/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1509/2161	2/28/2024	WD Q	I	01	SALE PRICE
GRANTOR: ADAMS HOMES OF NORTHW					
GRANTEE: LU XIUYING					
1429/2233	2/04/2021	WD Q	V	05	320,000
GRANTOR: BAVERIA LLC					
GRANTEE: ADAMS HOMES OF NORT					

BUILDING NOTES																							
BUILDING DIMENSIONS																							
BAS=[YR=2024;ORIG=70,10] S30 E21 S13 E26 S6 S2 E12 N51 W12 S7 W27 N7 W20 \$																							
FOP=[YR=2024;ORIG=90,10] S7 E27 N7 W27 \$																							
FGR=[YR=2024;ORIG=70,40] S21 E21 N2 N6 N13 W21 \$																							
FOP=[YR=2024;ORIG=91,53] S6 E26 N6 W26 \$																							