

LOT 28 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

BOWLES SARAH L/BOWLES JUSTIN A
594 NW OAKMONT WAY
LAKE CITY, FL 32055

2026

34-3S-16-02461-328



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	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
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
BAS	2,165	100
FGR	420	55
FOP	156	30
FOP	216	30
TOTALS	2,957	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,508	111.3600	124.72	312,798	2023	2023	0	0	0	2.00	98.00
1 SINGLE FAM 100% - 2024 Heated Area: 2165 HX Base Yr 2024												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	2,165	100	2024	2,165	264,619							
FGR	420	55	2024	231	28,234							
FOP	156	30	2024	47	5,745							
FOP	216	30	2024	65	7,945							
TOTALS	2,957			2,508	306,542							

594 NW OAKMONT WAY, LAKE CITY

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

EXTRA FEATURES																	
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	600.00	UT	3.00	3.00	100	2024	2023		100	1,800	
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