

LOT 30 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

ROBINSON SPENCER TROY/BENEFIELD LEIGHANN PRISCILLA
629 NW OAKMONT WAY
LAKE CITY, FL 32055

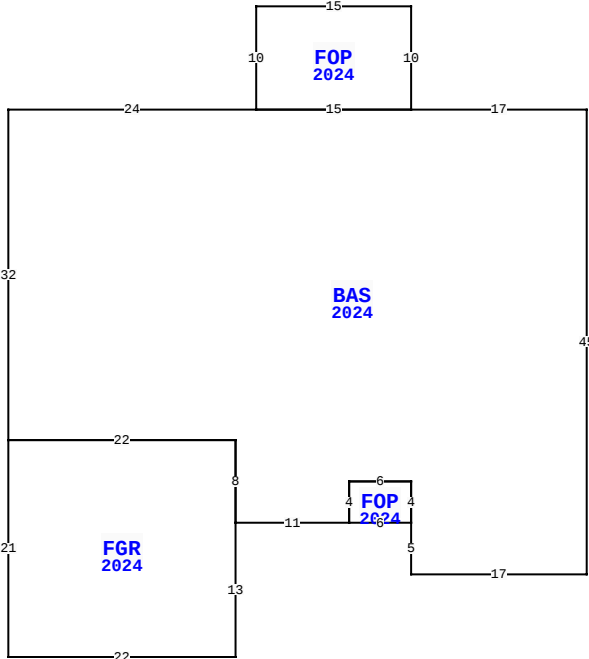
2026

34-3S-16-02461-330



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 85
Interior Floor	15	HARDTILE 15
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,125	100
FGR	462	55
FOP	24	30
FOP	150	30
TOTALS	2,761	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,431	115.7695	129.66	315,203	2023	2023	0	0	2.00	98.00
1 SINGLE FAM			100% - 2025			Heated Area: 2125			HX Base Yr 2025		



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,125	100	2024	2,125	270,017
FGR	462	55	2024	254	32,275
FOP	24	30	2024	7	890
FOP	150	30	2024	45	5,718
TOTALS	2,761			2,431	308,899

EXTRA FEATURES														
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
1	0166	CONC, PAVMT	0	100	0	860.00	UT	3.00	3.00	100	2024	2023		100
TOTAL OB/XF 2,580														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL OB/XF 2,580														

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		308,899	
TOTAL MARKET OB/XF VALUE		2,580	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		335,479	
SOH/AGL Deduction		0	
ASSESSED VALUE		335,479	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		284,757	
TOTAL JUST VALUE		335,479	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		338,631	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/2643	2/16/2024	WD	Q	I	01	375,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: ROBINSON SPENCER TR						
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=60,10] S32 E22 S8 E11 N4 E6 S4 S5 E17 N45														
W17 W15 W24 \$														
FOP=[YR=2024;ORIG=84,0] S10 E15 N10 W15 \$														
FGR=[YR=2024;ORIG=60,42] S21 E22 N13 N8 W22 \$														
FOP=[YR=2024;ORIG=93,46] S4 E6 N4 W6 \$														