LOT 31 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

NORTHROP GREGORY ALLEN/NORTHROP CYNTHIA A
613 NW OAKMONT WAY
LAKE CITY, FL 32055

2026

34-3S-16-02461-331

COLUMBIA COUNTY PROPERTY

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	06	06

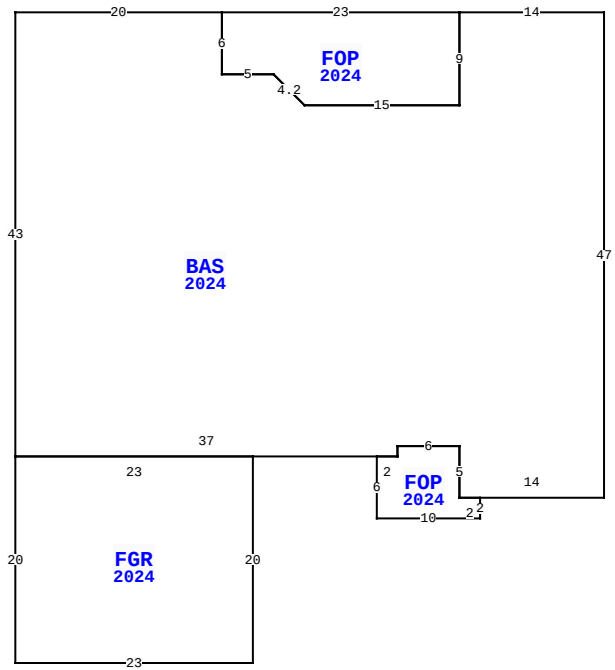
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,314	100	2024	2,314	300,564
FGR	460	55	2024	253	32,862
FOP	58	30	2024	17	2,208
FOP	188	30	2024	56	7,274
TOTALS	3,020			2,640	342,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,640	118.3350	132.54	349,906	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2314 HX Base Yr 2024



613 NW OAKMONT WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		342,908
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		369,008
SOH/AGL Deduction		0
ASSESSED VALUE		369,008
TOTAL EXEMPTION VALUE	HX HB 13	369,008
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		369,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047420	Solar Power Syste	29,499	06/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/1817	4/28/2023	WD	U	V	11	380,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: NORTHROP GREGORY AL						
1433/1317	3/25/2021	WD	Q	V	05	288,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=9,-9] W14 S9 W15 U3L3 W5 N6 W20 S43 E37 N1 E6 S5 E14 N47 $
FGR=[YR=2024;ORIG=-48,34] E23 S20 W23 N20 $
FOP=[YR=2024;ORIG=-5,-9] W23 S6 E5 D3R3 E15 N9 $
FOP=[YR=2024;ORIG=-5,33] W6 S1 W2 S6 E10 N2 W2 N5 $
.

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	700.00	UT	3.00	3.00	100	2024	2023		100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 12/12/2023 BY HC Total Acres: 0.55 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/18/2025 BY SYS