LOT 41 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

CAMMARATA JOHN W/CAMMARATA PATRICIA D
554 NW OAKMONT WAY
LAKE CITY, FL 32055

2026

34-3S-16-02461-341

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

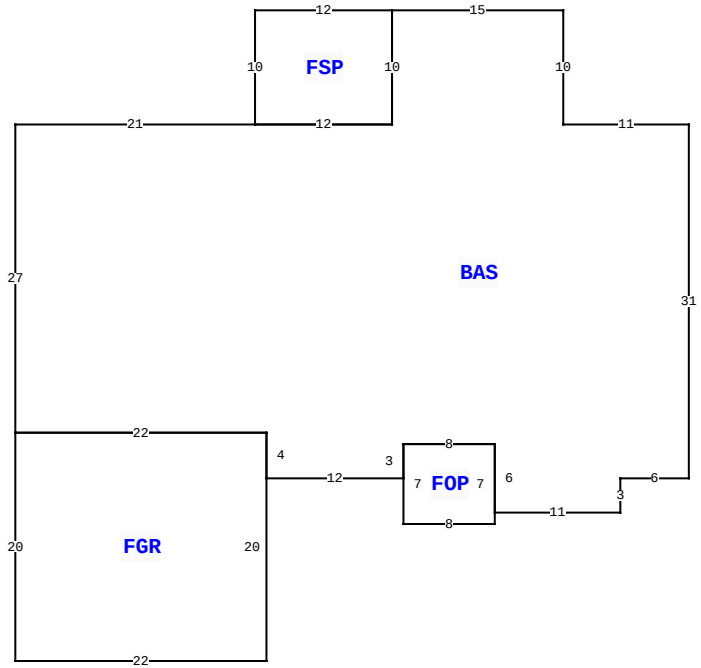
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,900	100		1,900	230,554
FGR	440	55		242	29,365
FOP	56	30		17	2,063
FSP	120	40		48	5,824
TOTALS	2,516			2,207	267,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,207	112.8600	126.40	278,965	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2024 Heated Area: 1900 HX Base Yr 2024



554 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		267,806
TOTAL MARKET OB/XF VALUE		3,808
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		295,614
SOH/AGL Deduction		0
ASSESSED VALUE		295,614
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,892
TOTAL JUST VALUE		295,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
202000694	NEW SFR		04/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/1157	8/16/2023	WD	Q	I	01	350,000
GRANTOR: BENEDETTI MATTHEW ALA						
GRANTEE: CAMMARATA JOHN W						
1437/1706	5/10/2021	WD	Q	I	01	274,000
GRANTOR: JWK INVESTMENTS LLC						
GRANTEE: BENEDETTI MATTHEW A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=80,30] E22 S4 E12 N3 E8 S6 E11 N3 E6 N31 W11 N10 W15 S10 W12 W21 S27 $
FGR=[ORIG=80,30] S20 E22 N20 W22 $
FSP=[ORIG=101,3] E12 N10 W12 S10 $
FOP=[ORIG=114,38] E8 N7 W8 S7 $
.

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	864.00	UT	2.00	2.00	100	2022	2021		100	1,728	
2	0169	FENCE/WOOD	0	100	0	0	208.00	UT	10.00	10.00	100	2022	2021		100	2,080	

LAND DESCRIPTION

TOTAL OB/XF 3,808

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 09/28/2023 BY ME Total Acres: 0.32 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/18/2025 BY SYS