LOT 4 OAK MEADOW PLANTATIONS UNI

816-2412, 909-327, WD 1147-1858,

NESSMITH BRUCE
271 NW COLQUITT WAY
LAKE CITY, FL 32055

2026

34-3S-16-02462-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

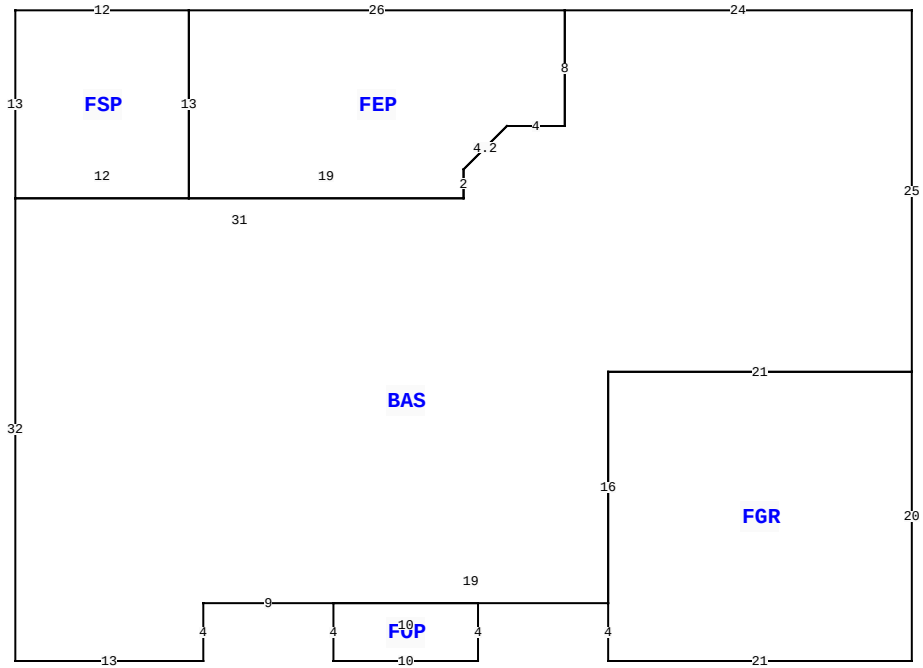
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	34316.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100		1,795	185,504
FEP	308	80		246	25,423
FGR	420	55		231	23,872
FOP	40	30		12	1,240
FSP	156	40		62	6,408
TOTALS	2,719			2,346	242,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,346	121.4136	135.98	319,009	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2019 Heated Area: 1795 HX Base Yr 2019



271 NW COLQUITT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		242,447
TOTAL MARKET OB/XF VALUE		18,120
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		295,567
SOH/AGL Deduction		76,077
ASSESSED VALUE		219,490
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,768
TOTAL JUST VALUE		295,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046977	Roof Replacement	2,200	04/17/2023
000046881	Roof Replacement	18,000	03/31/2023
3947	ADDN SFR	50	10/10/2006
3907	POOL	155	09/14/2006
1906	SFR	470	09/18/2000
0360		21,460	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/1552	6/20/2018	WD	Q	I	01	182,000
GRANTOR: RUSSELL A & BARBARA A						
GRANTEE: BRUCE NESSMITH						
1147/1858	3/28/2008	WD	Q	I		230,000
GRANTOR: GARY & CONNIE PETERSO						
GRANTEE: RUSSELL A & BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= W26 FSP= W12 S13 E12 N13$ S13 E19 N2 U3 R3 E4 N8$ S8 W4 L3 D3 S2 W31 S32 E13 N4 E9 FOP= S4 E10 N4 W10$ E19 FGR= S4 E21 N20 W21 S16$ N16 E21 N25$.

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	1,653.00	UT	1.50	1.50	100	2001	2001	3	100	2,480	
2	0280	POOL R/CON	0	100	0	0	285.00	UT	70.00	70.00	100	2006	2006	3	51	10,175	
3	0282	POOL ENCL	0	100	30	27	810.00	UT	15.00	15.00	100	2006	2006	3	40	4,860	
4	0294	SHED WOOD/	0	100	12	12	144.00	UT	14.00	14.00	30	2006	2006	3	30	605	

LAND DESCRIPTION

TOTAL OB/XF 18,120

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	35,000.00	35,000.00	35,000							

REVIEW DATE 08/12/2025 BY chuck Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS