LOT 11 HUNTERS OAK S/D.

742-2185, WD 1104-971, WD 1157-1

FAIR STEPHEN/FAIR KAREN
349 SW OAKWOOD CT
LAKE CITY, FL 32024

2026

34-4S-16-03276-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

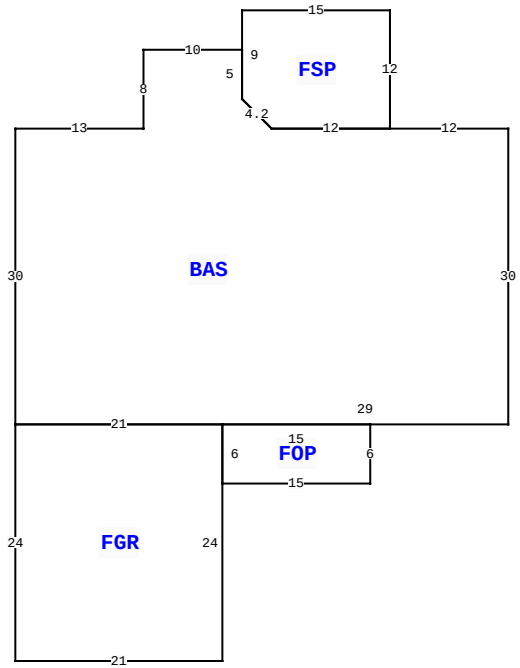
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,585	100		1,585	187,053
FGR	504	55		277	32,690
FOP	90	30		27	3,187
FSP	176	40		70	8,261
TOTALS	2,355			1,959	231,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,959	128.5020	143.92	281,939	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2018 Heated Area: 1585 HX Base Yr 2018



349 SW OAKWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		231,190
TOTAL MARKET OB/XF VALUE		3,066
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		265,756
SOH/AGL Deduction		87,681
ASSESSED VALUE		178,075
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,353
TOTAL JUST VALUE		265,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/2122	1/08/2021	LE	U	I	14	100
GRANTOR: FAIR STEPHEN						
GRANTEE: OUR REDEEMER LUTHER						
1340/0289	6/28/2017	WD	Q	I	01	169,000
GRANTOR: TARA DENISE THOMAS						
GRANTEE: STEPHEN & KAREN FAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N12 W15 S9 D3 R3 E12$ W12 L3 U3 N5 W10 S8 W13 S30 FGR= S24 E21 N24 W21$ E21 FOP= S6 E15 N6 W15$ E29 N30$.

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	3	34	102.00	UT	3.00	3.00	100	2007	2007	3	100	306	
2	0260	PAVEMENT-A	0	100	16	115	1,840.00	UT	1.50	1.50	100	2007	2007	3	100	2,760	

LAND DESCRIPTION

TOTAL OB/XF 3,066

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-	1152.00	605.00	2.10	AC		1.00	1.00	1.00	15,000.00	15,000.00	31,500							

REVIEW DATE 07/22/2019 BY BC Total Acres: 2.10 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 11/18/2025 BY SYS