LOT 4 LITTLE FORTY-SEVEN ACRES
S/D. ORB 647-457, 765-1707,
DC 909-759, 931-348, WD 1182-

PFS SOLUTIONS INC
P O BOX 3001
LAKE CITY, FL 32056

2026

35-4S-16-03293-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

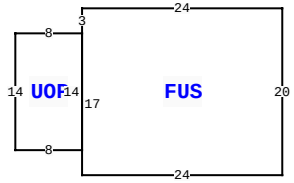
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	2.	2. 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 01
NEIGHBORHOOD/LOC	35416.020	1.00/

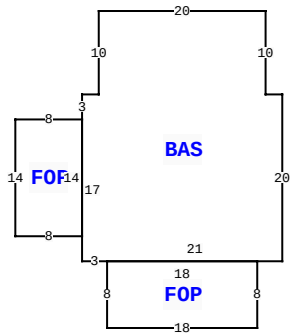
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	680	100		680	68,980
FOP	112	30		34	3,449
FOP	144	30		43	4,362
FUS	480	100		480	48,692
UOP	112	20		22	2,232
TOTALS	1,528			1,259	127,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,259	131.7443	147.55	185,765	1988	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 2021 Heated Area: 1160 HX Base Yr





212 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	127,713
TOTAL MARKET OB/XF VALUE	860
TOTAL LAND VALUE - MARKET	13,770
TOTAL MARKET VALUE	142,343
SOH/AGL Deduction	0
ASSESSED VALUE	142,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,343
TOTAL JUST VALUE	142,343
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,666

SALE:2:1: IMPROVEMENT NOT ON ROLL YET

SALE:1:1: LOT 4, LITTLE FORTY-SEVEN ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1413/1105	6/11/2020	WD	U	I	11	100
GRANTOR: ROBERT S STEWART						
GRANTEE: PFS SOLUTIONS INC						
1381/1463	3/27/2019	WD	U	I	11	100
GRANTOR: R STEWART TRUSTEE OF						
GRANTEE: ROBERT S STEWART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 N10 W20 S10 W2 S3 FOP= W8 S14 E8 N14$ S17 E3 FOP= S8 E18 N8 W18$ E21 N20 $ PTR=N30 FUS= N20 W24 S3 UOP= W8 S14 E8 N14$ S17 E24 $ S30$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0166	CONC,PAVMT	0	0	0	0	330.00	UT	2.00	2.00	100	2003	2003	3	100	660	

LAND DESCRIPTION

TOTAL OB/XF 860

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	0		A-1	103.00	210.00	0.51	AC		1.00	1.00	1.50	18,000.00	27,000.00	13,770							

REVIEW DATE 07/30/2019 BY BC Total Acres: 0.51 Total Land Value: 13,770 Market: 0 Agricultural: 0 Common: 13,770 PRINTED 11/07/2025 BY SYS