

LOT 3 SOUTHWOOD ACRES S/D UNIT 4
COR LOT 14 SOUTHWOOD ACRES UNIT
275.85 FT TO SE COR LOT 14, NW 2

STEWART SCOTT D/STEWART PAMELA K
P O BOX 1208
LAKE CITY, FL 32056

2026

36-4S-16-03382-003



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 70			
Interior Floo	19	MARBLE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		4 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality			07	07	
DOR CODE			5000	IMPROVED AG	
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC 36416.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	330	100		330	32,874
BAS	2,683	100		2,683	267,278
BAS	4,028	100		4,028	401,265
FBM	820	80		656	65,350
FCP	720	25		180	17,932
FOP	24	30		7	697
FOP	884	30		265	26,399
TOTALS	9,489			8,149	811,795

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	8,149	127.7199	153.26	1,248,916	1975	1980	0	0	0 35.00	65.00	
1 EXCEPT SFR 100% - 0 Heated Area: 7861 HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/08/2025 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0
2	0080	DECKING	0	100	0	0	216.00	UT	3.50	3.50	100	1997
3	0260	PAVEMENT-A	0	100	12	350	1.00	UT	0.00	0.00	100	1997
4	0166	CONC, PAVMT	0	100	0	36	1.00	UT	0.00	0.00	100	1993
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993
6	0280	POOL R/CON	0	100	0	0	1,392.00	UT	70.00	70.00	100	2007
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009
8	0260	PAVEMENT-A	0	100	10	625	6,250.00	UT	1.30	1.30	100	2009
9	0031	BARN, MT AE	0	100	24	33	792.00	UT	11.00	11.00	100	2019
10	0031	BARN, MT AE	0	100	15	24	360.00	UT	11.00	11.00	100	2019

TOTAL OB/XF												
95,054												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		A-1	0.00	0.00	3.04	AC		1.00
2	6200	A	PASTURE 3	0		00	0.00	0.00	3.00	AC		1.00
3	6200	A	PASTURE 3	0		00	0.00	0.00	5.41	AC		1.00
4	9910	M	MKT. VAL. AG	0		00	0.00	0.00	8.41	AC		1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		855,641	
TOTAL MARKET OB/XF VALUE		99,014	
TOTAL LAND VALUE - MARKET		97,325	
TOTAL MARKET VALUE		982,850	
SOH/AGL Deduction		236,669	
ASSESSED VALUE		746,181	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		695,459	
TOTAL JUST VALUE		1,051,980	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,056,585	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048233	Remodel	93,770	03/21/2024
000042856	Roof Replacement	102,000	09/29/2021
25192	POOL	305	11/02/2006
10883	SFR	835	03/13/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0697/0741	9/25/1989	WD	Q	I		104,000
GRANTOR: MCNEILL						
GRANTEE: STEWART						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W30 S72 BAS= W20 S7 W18 S5 E38 N12\$ S12 W38 S24 E38 FOP= S4 E6 N4 W6\$ E6 S4 E20 N58 E4 N25 E2 N6 W2 N23\$ BAS= 2683\$ FBM= 820\$ FOP= 884\$ FCP= 720\$.												

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