LOT 9 PLANTATION PARK S/D.
632-277, 747-923, 754-290, 860-8

MCADAMS WALTER S JR/MCADAMS MARCIA J
145 SW STRATFORD GLN
LAKE CITY, FL 32024

2026

03-5S-16-03457-009

BUILDING CHARACTERISTICS

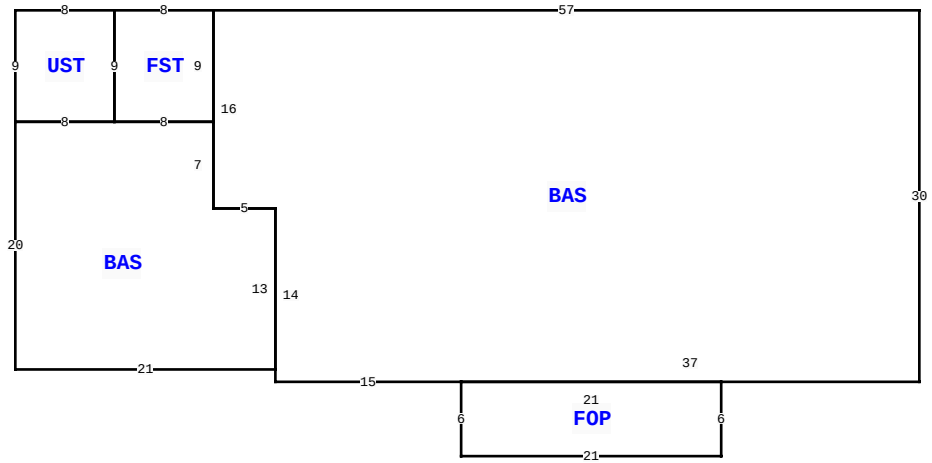
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	3516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	385	100		385	29,635
BAS	1,640	100		1,640	126,236
FOP	126	30		38	2,925
FST	72	55		40	3,079
UST	72	45		32	2,463
TOTALS	2,295			2,135	164,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,135	105.7300	118.42	252,827	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2025 HX Base Yr



145 SW STRATFORD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,338
TOTAL MARKET OB/XF VALUE		14,813
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		205,151
SOH/AGL Deduction		73,713
ASSESSED VALUE		131,438
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,027
TOTAL JUST VALUE		205,151
NCON VALUE		10,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/393	2/13/2026	QC	U	I	11	100
GRANTOR: MCADAMS WALTER S JR						
GRANTEE: MCADAMS WALTER S JR						
0754/0290	12/06/1991	WD	Q	I		62,000
GRANTOR: 1ST FEDERAL						
GRANTEE: MCADAMS WALTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 FST= W8 UST= W8 S9E8 N9$ S9 BAS= W8 S20 E21 N13 W5 N7 W8$ E8 N9$ S16 E5 S14 E15 FOP= S6 E21 N6 W21$ E37 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	160	
3	0070	CARPORT UF	0	0	11	22	242.00	UT	2.50	2.50	100	0	0	3	100	605	
4	0261	PRCH, UOP	0	0	10	56	560.00	UT	2.50	2.50	100	0	0	3	100	1,400	
5	0264	PRCH,FSP	0	0	8	16	128.00	UT	3.50	3.50	100	0	0	3	100	448	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
8	0030	BARN,MT	0	100	30	40	1.00	UT	9,000.00	9,000.00	100	2026	2025		100	9,000	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 14,813

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 02/04/2026 BY KS Total Acres: 1.92 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 06/09/2026 BY SYS