

LOT 10 PLANTATION PARK S/D UNR:  
 RUN E 1321.85 FT, S 185.01 FT FO  
 260.05 FT, W 218.99 FT, N 241.34

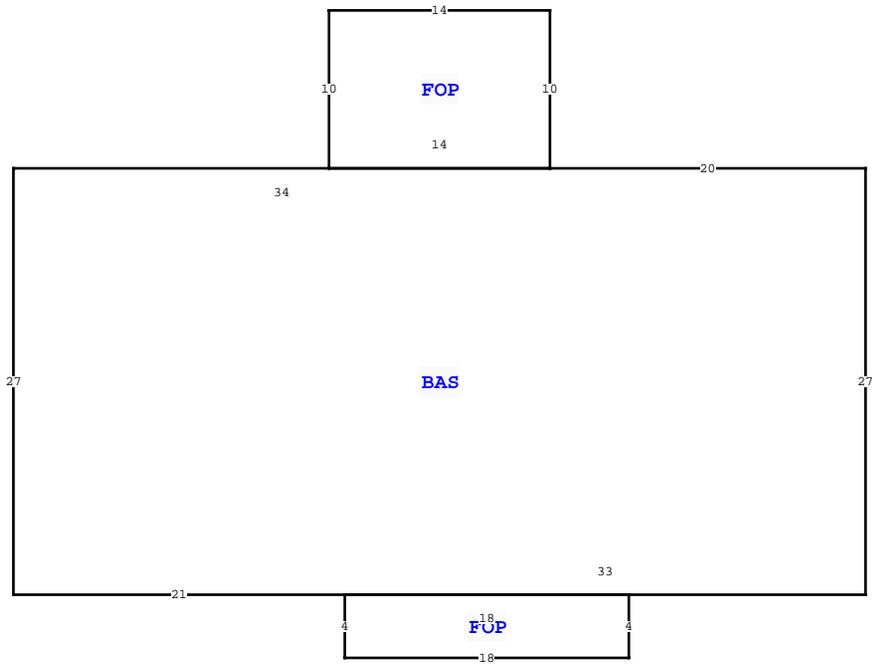
OVERSTREET AARON S  
 339 SW DOCKERY LN  
 LAKE CITY, FL 32024-4751

**2026**

03-5S-16-03457-040

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	14 PREFIN MT 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				
Architctual	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	1,458	100		1,458	146,283
FOP	72	30		22	2,207
FOP	140	30		42	4,214
TOTALS	1,670			1,522	152,704

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2009								
Heated Area: 1458						HX Base Yr 2009					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			152,704
TOTAL MARKET OB/XF VALUE			4,564
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			180,268
SOH/AGL Deduction			64,140
ASSESSED VALUE			116,128
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			64,717
TOTAL JUST VALUE			180,268
NCON VALUE			1,200
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			177,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052373	Roof Replacement	12,800	02/18/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/792	1/25/2025	QC	U	I	11	0

GRANTOR: OVERSTREET AARON S  
 GRANTEE: OVERSTREET AARON  
 1292/0479 3/23/2015 WD U I 30 0  
 GRANTOR: SHANE OVERSTREET & AM  
 GRANTEE: AARON S & AMY M OVE

EXTRA FEATURES																	
L N	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	100	20	16	1.00	UT	0.00	0.00	100	0	0	3	100	1,264	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0070	CARPORT UF	0	100	14	21	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	23,000.00	23,000.00	23,000							

REVIEW DATE 02/06/2026 BY ks																													
Total Acres: 1.26						Total Land Value: 23,000						Market: 0						Agricultural: 0						Common: 23,000					