

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

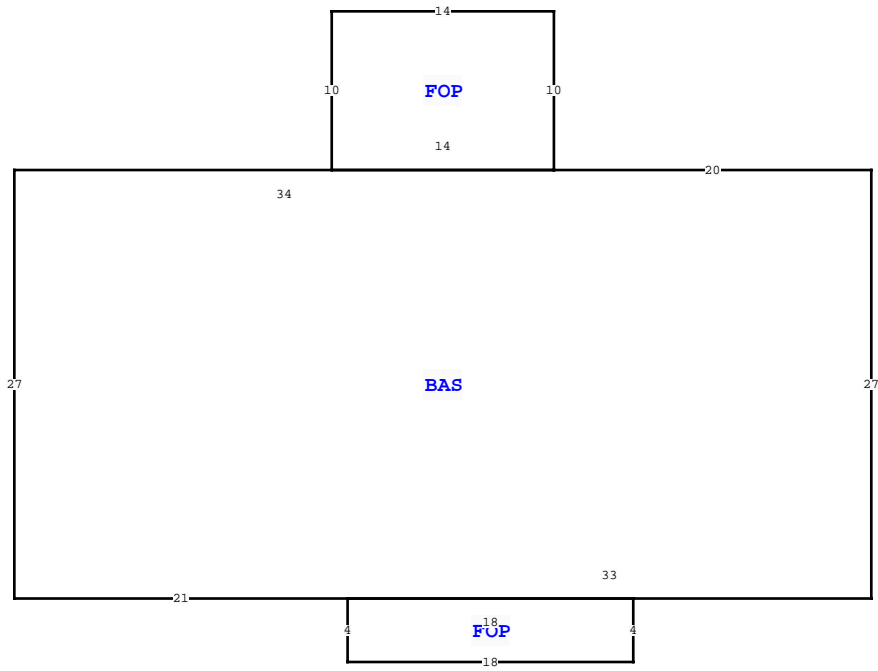
OVERSTREET AARON S
 339 SW DOCKERY LN
 LAKE CITY, FL 32024-4751

2026

03-5S-16-03457-040


BUILDING CHARACTERISTICS		CONSTRUCTION	
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
Architactual	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
BAS	1,458	100	
FOP	72	30	
FOP	140	30	
TOTALS	1,670		

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			150,030
TOTAL MARKET OB/XF VALUE			4,564
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			177,594
SOH/AGL Deduction			61,466
ASSESSED VALUE			116,128
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			64,717
TOTAL JUST VALUE			177,594
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	100	0	0	3	100	1,264	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	100	1993	1993	3	100	300	
3	0070	CARPORT UF	0	100	14	21	1.00	UT	0.00	100	1993	1993	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	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	2026	2025		100	1,200	

LAND DESCRIPTION												TOTAL OB/XF				4,564								
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					