LOT 5 BLOCK A PLANTATION ESTATES
312-187, WD 1001-2110, QC 1441-1

WELCH SUSANN R/WELCH DUSTIN WAYNE
305 SW STEWART LP
LAKE CITY, FL 32024

2027

25-4S-16-03161-000

BUILDING CHARACTERISTICS

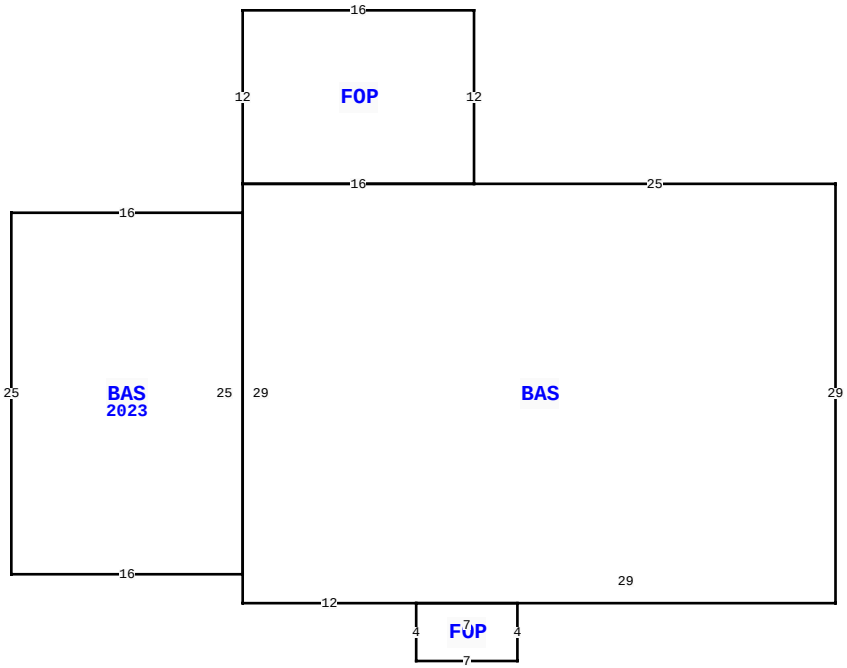
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	25416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100		1,189	129,502
BAS	400	100	2023	400	43,567
FOP	28	30		8	871
FOP	192	30		58	6,317
TOTALS	1,809			1,655	180,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,655	125.3322	137.87	228,175	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1589 HX Base Yr 2005



305 SW STEWART LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	14	29	406.00	UT	2.00	2.00	100	2004	2004	3	100	812	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	180,258
TOTAL MARKET OB/XF VALUE	2,712
TOTAL LAND VALUE - MARKET	19,125
TOTAL MARKET VALUE	202,095
SOH/AGL Deduction	49,098
ASSESSED VALUE	152,997
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	101,586
TOTAL JUST VALUE	202,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,363

LAND:2:1: LOT 7 ADJUSTED FOR SINK HOLE; 3.08 AC.
LAND:1:1: LOT 5 ADJUSTED FOR SINK HOLE; 2.13 AC. L

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055238	Roof Replacement	11,500	03/16/2026
000043247	Additions	33,000	11/24/2021
21425	SFR	387	01/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/746	11/26/2025	QC	U	I	11	100
GRANTOR: WELCH SUSANNA R						
GRANTEE: WELCH SUSANN R						
1441/1242	6/23/2021	QC	U	I	11	100
GRANTOR: LACEY CLIFFORD T						
GRANTEE: WELCH SUSANNA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 W16 S29 E12 E29 N29 $
FOP=[ORIG=-25,0] N12 W16 S12 E16 $
FOP=[ORIG=-29,29] S4 E7 N4 W7 $
BAS=[YR=2023;ORIG=-57,2] E16 S25 W16 N25 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,712

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	22,500.00	19,125.00	19,125							

REVIEW DATE 10/11/2022 BY TW Total Acres: 2.12 Total Land Value: 19,125 Market: 0 Agricultural: 0 Common: 19,125 PRINTED 11/17/2026 BY SYS