LOT 8 BLOCK A PLANTATION ESTATES
421-393, 647-756, CT 1272-2280,

RUSSELL SAMANTHA
417 SW STEWART LP
LAKE CITY, FL 32024

2027

25-4S-16-03164-000

BUILDING CHARACTERISTICS

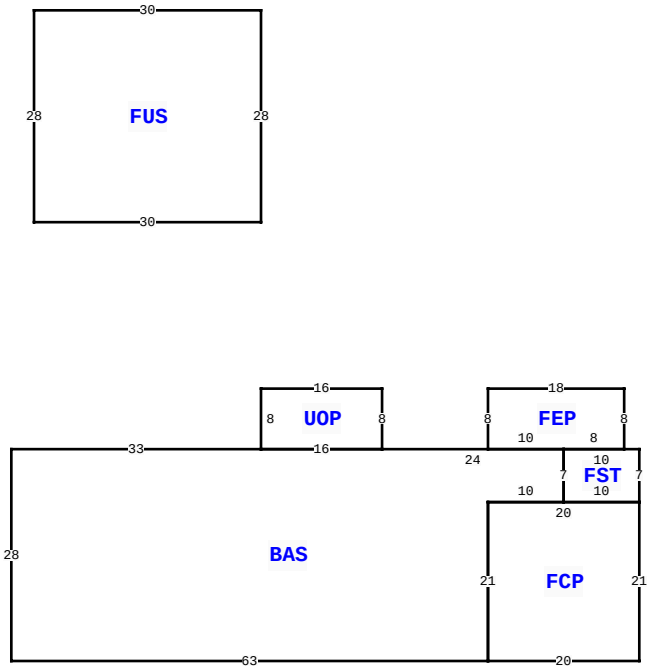
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 06
NEIGHBORHOOD/LOC	25416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100		1,834	218,115
FCP	420	25		105	12,488
FEP	144	80		115	13,677
FST	70	55		38	4,519
FUS	840	100		840	99,900
UOP	128	20		26	3,092
TOTALS	3,436			2,958	351,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,958	119.4008	131.34	388,504	1968	2016	0	0	0	9.45	90.55

1 SINGLE FAM 100% - 2026 Heated Area: 2674 HX Base Yr 2026



417 SW STEWART LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		351,790
TOTAL MARKET OB/XF VALUE		19,646
TOTAL LAND VALUE - MARKET		19,125
TOTAL MARKET VALUE		390,561
SOH/AGL Deduction		0
ASSESSED VALUE		390,561
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		339,150
TOTAL JUST VALUE		390,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/1327	7/12/2017	WD	Q	I	01	262,500
GRANTOR: BRADLEY THOMAS NEAL						
GRANTEE: SAMANTHA RUSSELL						
1277/1212	7/01/2014	WD	U	I	12	89,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: BRADLEY THOMAS NEAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S28 E63 FCP= E20 N21 W20 S21$ N21 E10 FST= E10N7 W10 S7$ N7 FEP= E8 N8 W18 S8 E10$ W24 UOP= N8 W16 S8 E16$ W16$ PTR= N30 FUS= N28 W30 S28 E30$ S30$.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0166	CONC,PAVMT	0	100	0	0	555.00	UT	2.00	2.00	100	1993	1993	3	100	1,110	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 19,646

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 07/08/2019 BY BC Total Acres: 1.84 Total Land Value: 19,125 Market: 0 Agricultural: 0 Common: 19,125 PRINTED 11/17/2026 BY SYS