LOT 1 PLANTATION ESTATES ADDITIO
KNOW AS LOT 10 BLK A PLANTATION

FERRERO PATTI A
521 SW STEWART LP
LAKE CITY, FL 32024-4303

2027

25-4S-16-03165-000

BUILDING CHARACTERISTICS

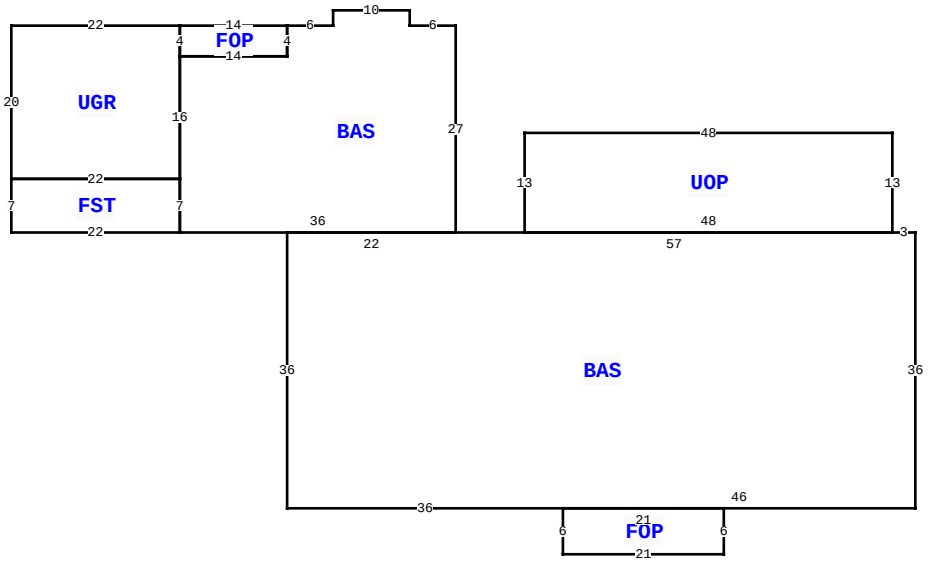
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame		N/A 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	936	100		936	74,632
BAS	2,952	100		2,952	235,379
FOP	56	30		17	1,355
FOP	126	30		38	3,030
FST	154	55		85	6,778
UGR	440	45		198	15,788
UOP	624	20		125	9,967
TOTALS	5,288			4,351	346,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,351	111.5205	122.67	533,737	1969	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 3888 HX Base Yr 2007



521 SW STEWART LOOP, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	881.00	UT	1.20	1.20	100	1995	1995	3	100	1,057	
4	0080	DECKING	0	100	14	24	1.00	UT	0.00	0.00	100	1995	1995	3	100	250	
5	0296	SHED METAL	0	100	12	20	240.00	UT	10.00	10.00	100	2009	2009	3	100	2,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		346,929
TOTAL MARKET OB/XF VALUE		7,707
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		377,136
SOH/AGL Deduction		117,155
ASSESSED VALUE		259,981
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		203,570
TOTAL JUST VALUE		377,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053456	Remodel	5,600	06/25/2025
000051274	Roof Replacement	25,000	10/25/2024
9463	ADDN SFR	115	03/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0982/1113	4/30/2003	PR	Q	I		230,000
GRANTOR: WALTER ROGERS AS PR O						
GRANTEE: PATTI A FERRERO						
0697/0844	9/27/1989	WD	U	I		197,500
GRANTOR: FERGUSON DALE						
GRANTEE: EDMOND FRANCIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 UOP= N13 W48 S13 E48$ W57 BAS= N27 W6 N2 W10 S2 W6 FOP= W14 S4 E14 N4$ S4 W14 UGR= N4 W22 S20 E22 N16$ S16 FST= W22 S7 E22 N7 $ S7 E36$ W22 S36 E36 FOP= S6 E21 N6 W21$ E46 N36$.

LAND DESCRIPTION

TOTAL OB/XF 7,707

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	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/09/2024 BY JS Total Acres: 2.19 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS