LOT 2 PLANTATION ESTATES ADDITIO
KNOW AS LOT 9 BLK A PLANTATION S

BRAUN WILLIAM PAUL/COLLINS JOYCE E
471 SW STEWART LP
LAKE CITY, FL 32024

2027

25-4S-16-03165-001

BUILDING CHARACTERISTICS

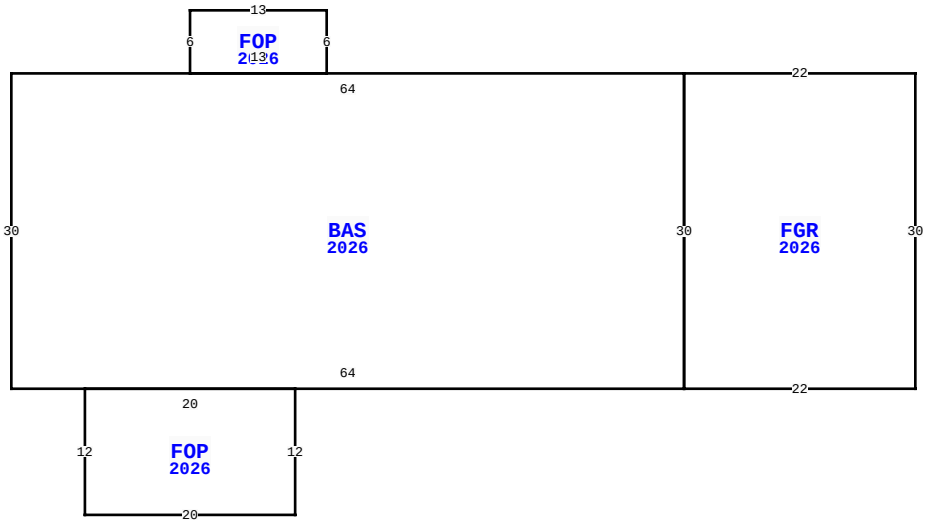
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,920	100	2026	1,920	247,373
FGR	660	55	2026	363	46,769
FOP	78	30	2026	23	2,963
FOP	240	30	2026	72	9,276
TOTALS	2,898			2,378	306,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,378	117.1275	128.84	306,382	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1920 HX Base Yr 2026



471 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	0030	BARN,MT	0	100	0	0	1.00	UT	9,000.00	9,000.00	100	2026	2025		100	9,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	306,382
TOTAL MARKET OB/XF VALUE	11,000
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	339,882
SOH/AGL Deduction	41,601
ASSESSED VALUE	298,281
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	246,870
TOTAL JUST VALUE	339,882
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054456	Storage Building	14,150	11/12/2025
000051237	New Residential C	250,000	01/24/2025
000051232	Right-of-Way Acce		10/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/2018	9/25/2024	WD	U	V	11	100
GRANTOR: FERRERO PATTI A AKA P						
GRANTEE: BRAUN WILLIAM PAUL						
1524/2016	9/25/2024	QC	U	V	11	100
GRANTOR: BRAUN WILLIAM PAUL						
GRANTEE: FERRERO PATTI A YAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=14,13] E64 S30 W64 N30 $
FGR=[YR=2026;ORIG=78,13] E22 S30 W22 N30 $
FOP=[YR=2026;ORIG=21,43] E20 S12 W20 N12 $
FOP=[YR=2026;ORIG=31,7] E13 S6 W13 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,000

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 03/02/2026 BY robin Total Acres: 1.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS