LOT 1 FAIRFIELD WOODS S/D.
WD 1423-1793,

METCALF OLIVER PORTER JR/METCALF SONIA SUE
730 MULBERRY AVE
CELEBRATION, FL 34747

2026

29-3S-16-02391-001

BUILDING CHARACTERISTICS

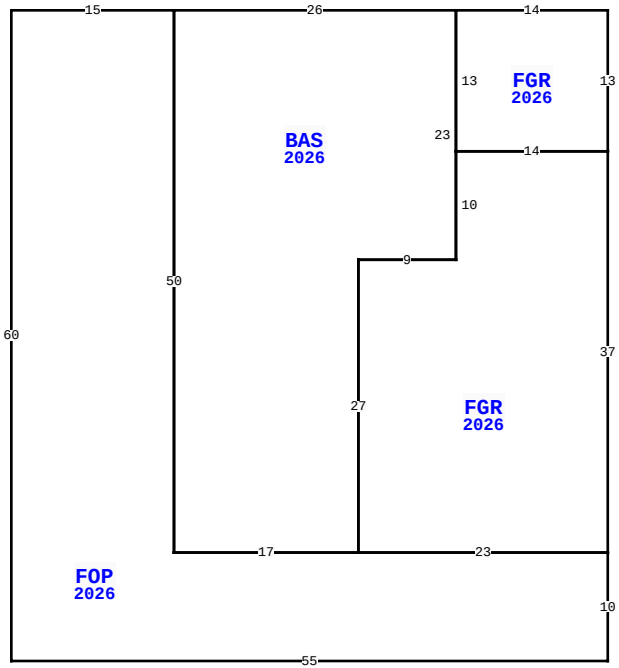
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	29316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,057	100	2026	1,057	132,062
FGR	182	55	2026	100	12,494
FGR	761	55	2026	419	52,350
FOP	1,300	30	2026	390	48,727
TOTALS	3,300			1,966	245,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,966	111.5500	124.94	245,632	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1057 HX Base Yr



259 NW LONA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	245,632
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	38,060
TOTAL MARKET VALUE	283,692
SOH/AGL Deduction	0
ASSESSED VALUE	283,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,692
TOTAL JUST VALUE	283,692
NCON VALUE	245,632
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048065	New Residential C	125,000	01/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1423/1793	10/30/2020	WD	Q	V	01	40,900
GRANTOR: GERALDINE A GENCO FKA						
GRANTEE: OLIVER PORTER JR &						
0571/0745	8/01/1985	QC	Q	V	01	4,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2026;ORIG=44,11] W15 S60 E55 N10 W23 W17 N50 $
BAS=[YR=2026;ORIG=70,11] W26 S50 E17 N27 E9 N23 $
FGR=[YR=2026;ORIG=84,24] W14 S10 W9 S27 E23 N37 $
FGR=[YR=2026;ORIG=70,11] E14 S13 W14 N13 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		A-3	0.00	0.00	1.73	AC		1.00	1.00	1.00	22,000.00	22,000.00	38,060							

REVIEW DATE 03/18/2026 BY robin Total Acres: 1.73 Total Land Value: 38,060 Market: 0 Agricultural: 0 Common: 38,060 PRINTED 06/08/2026 BY SYS