LOT 27 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

TRAN KIEN TRUNG/TRAN MY H
586 NW OAKMONT WAY
LAKE CITY, FL 32055

2027

34-3S-16-02461-327

BUILDING CHARACTERISTICS

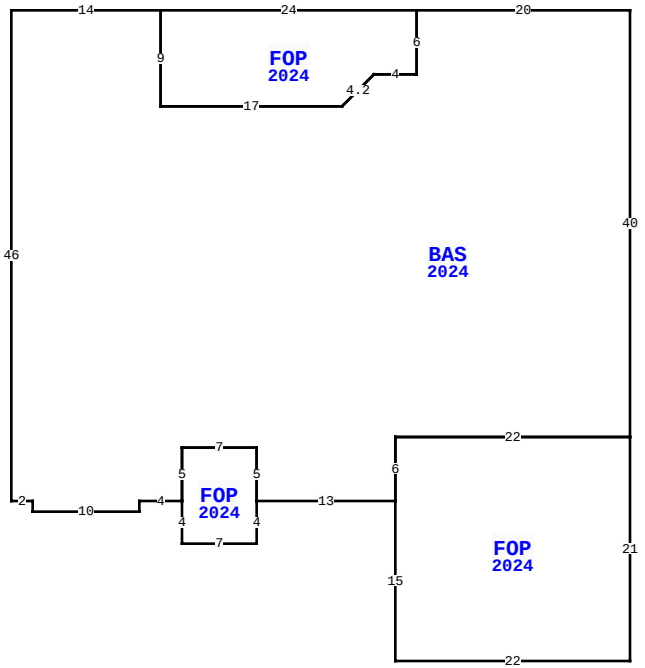
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2024	2,312	280,887
FOP	63	30	2024	19	2,308
FOP	200	30	2024	60	7,289
FOP	462	30	2024	139	16,887
TOTALS	3,037			2,530	307,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,530	112.7000	123.97	313,644	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2024 Heated Area: 2312 HX Base Yr



586 NW OAKMONT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	307,371
TOTAL MARKET OB/XF VALUE	1,680
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	333,051
SOH/AGL Deduction	0
ASSESSED VALUE	333,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,051
TOTAL JUST VALUE	333,051
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047828	Solar Power Syste	30,464	08/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1263	2/24/2023	WD	Q	I	01	369,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: TRAN KIEN TRUNG						
1429/2233	2/04/2021	WD	Q	V	05	320,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] S46 E2 S1 E10 N1 E4 N5 E7 S5 E13 N6 E22 N40 W20 S6 W4 D3L3 W17 N9 W14 $
FOP=[YR=2024;ORIG=84,10] S9 E17 U3R3 E4 N6 W24 $
FOP=[YR=2024;ORIG=86,51] S5 S4 E7 N4 N5 W7 $
FOP=[YR=2024;ORIG=106,50] S6 S15 E22 N21 W22 $
.

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	0	0	0	560.00	UT	3.00	3.00	100	2024	2023		100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 1,680

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 12/14/2023 BY HC Total Acres: 0.35 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS