LOT 28 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

BOWLES SARAH L/BOWLES JUSTIN A
594 NW OAKMONT WAY
LAKE CITY, FL 32055

2026

34-3S-16-02461-328

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

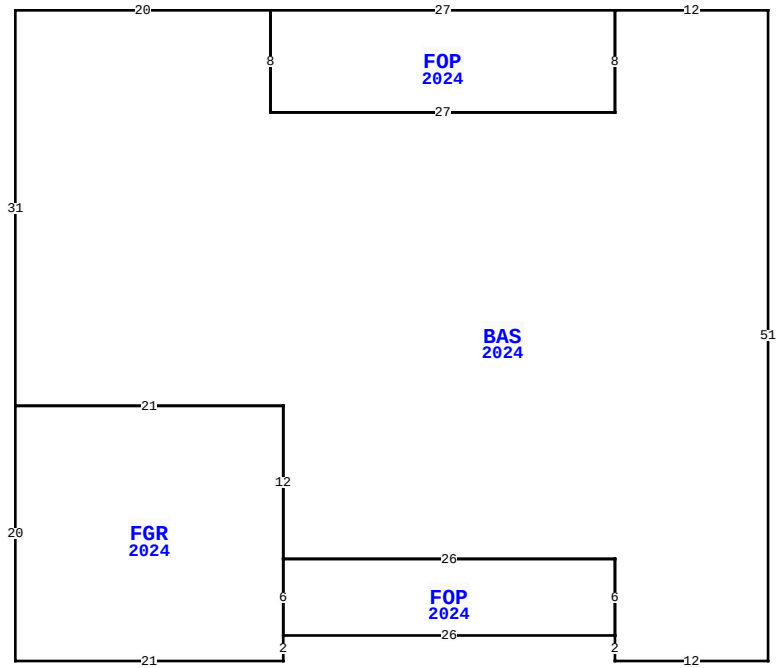
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,165	100	2024	2,165	269,350
FGR	420	55	2024	231	28,739
FOP	156	30	2024	47	5,848
FOP	216	30	2024	65	8,087
TOTALS	2,957			2,508	312,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,508	111.3600	126.95	318,391	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2165 HX Base Yr 2024



594 NW OAKMONT WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		312,023
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		337,823
SOH/AGL Deduction		646
ASSESSED VALUE		337,177
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		285,766
TOTAL JUST VALUE		337,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/892	1/18/2023	WD	Q	I	01	362,100
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: BOWLES SARAH L						
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] S31 E21 S12 E26 S6 S2 E12 N51 W12 S8 W27 N8 W20 $
FOP=[YR=2024;ORIG=90,10] S8 E27 N8 W27 $
FGR=[YR=2024;ORIG=70,41] S20 E21 N2 N6 N12 W21 $
FOP=[YR=2024;ORIG=91,53] S6 E26 N6 W26 $
.

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	100	0	0	600.00	UT	3.00	3.00	100	2024	2023		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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

REVIEW DATE 11/17/2023 BY HC Total Acres: 0.32 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 05/12/2026 BY SYS