LOT 29 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

STEWART VALERIE DIANE/STEWART LEROY
624 NW OAKMONT WAY
LAKE CITY, FL 32055

2027

34-3S-16-02461-329

BUILDING CHARACTERISTICS

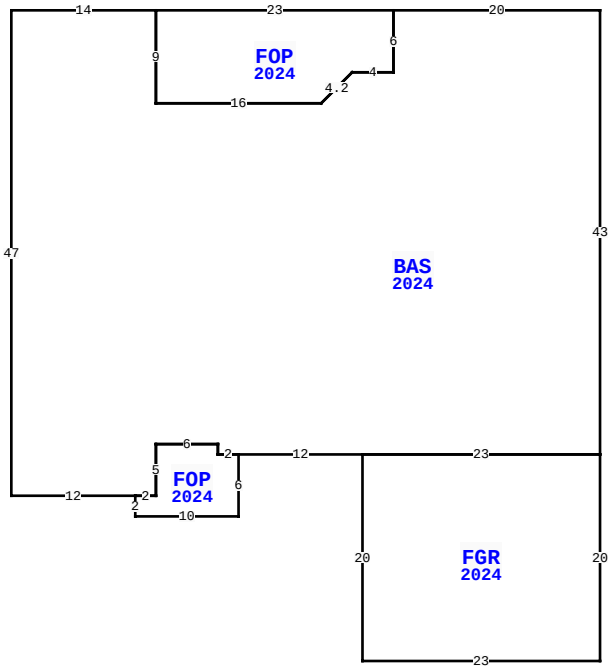
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 85
Interior Floo	15	HARDTILE 15
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,311	100	2024	2,311	281,626
FGR	460	55	2024	253	30,832
FOP	58	30	2024	17	2,072
FOP	191	30	2024	57	6,946
TOTALS	3,020			2,638	321,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,638	113.0430	124.35	328,035	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2311 HX Base Yr 2024



624 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	321,474
TOTAL MARKET OB/XF VALUE	2,460
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	347,934
SOH/AGL Deduction	0
ASSESSED VALUE	347,934
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	296,523
TOTAL JUST VALUE	347,934
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/2487	4/18/2023	WD	Q	I	01	378,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: STEWART VALERIE DIA						
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=50,10] S47 E12 E2 N5 E6 S1 E2 E12 E23 N43 W20 S6 W4 D3L3 W16 N9 W14 $
FOP=[YR=2024;ORIG=64,10] S9 E16 U3R3 E4 N6 W23 $
FOP=[YR=2024;ORIG=62,57] S2 E10 N6 W2 N1 W6 S5 W2 $
FGR=[YR=2024;ORIG=84,53] S20 E23 N20 W23 $
.

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	820.00	UT	3.00	3.00	100	2024	2023		100	2,460	

LAND DESCRIPTION

TOTAL OB/XF 2,460

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 12/14/2023 BY HC Total Acres: 0.43 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS