LOT 30 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

ROBINSON SPENCER TROY/BENEFIELD LEIGHANN PRISCILLA
629 NW OAKMONT WAY
LAKE CITY, FL 32055

2027

34-3S-16-02461-330

BUILDING CHARACTERISTICS

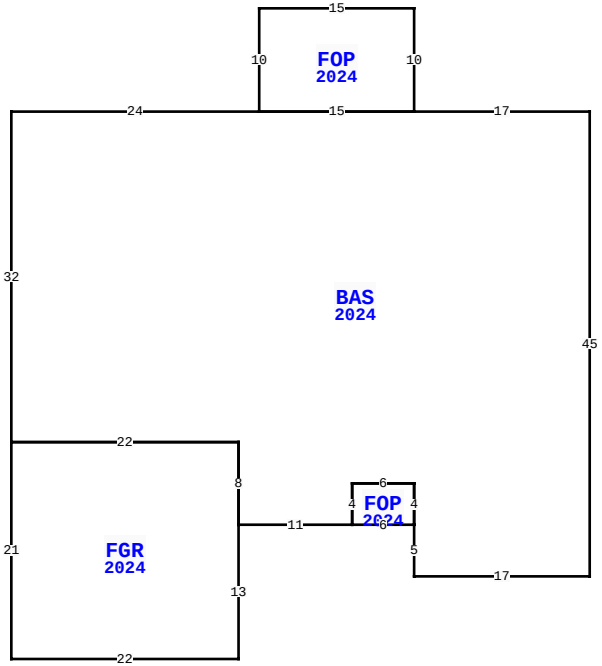
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 85
Interior Floo	15	HARDTILE 15
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,125	100	2024	2,125	265,207
FGR	462	55	2024	254	31,700
FOP	24	30	2024	7	873
FOP	150	30	2024	45	5,616
TOTALS	2,761			2,431	303,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,431	115.7695	127.35	309,588	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 2125 HX Base Yr 2025



629 NW OAKMONT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2023 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	0166	CONC,PAVMT	0	100	0	0	860.00	UT	3.00	3.00	100	2024	2023		100	2,580	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		303,396
TOTAL MARKET OB/XF VALUE		2,580
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		329,976
SOH/AGL Deduction		0
ASSESSED VALUE		329,976
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		278,565
TOTAL JUST VALUE		329,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/2643	2/16/2024	WD	Q	I	01	375,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: ROBINSON SPENCER TR						
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=60,10] S32 E22 S8 E11 N4 E6 S4 S5 E17 N45 W17 W15 W24 $
FOP=[YR=2024;ORIG=84,0] S10 E15 N10 W15 $
FGR=[YR=2024;ORIG=60,42] S21 E22 N13 N8 W22 $
FOP=[YR=2024;ORIG=93,46] S4 E6 N4 W6 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,580

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 02/29/2024 BY TP Total Acres: 0.38 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS