LOT 32 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

MIXON AARON W
591 NW OAKMONT WAY
LAKE CITY, FL 32055

2026

34-3S-16-02461-332

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

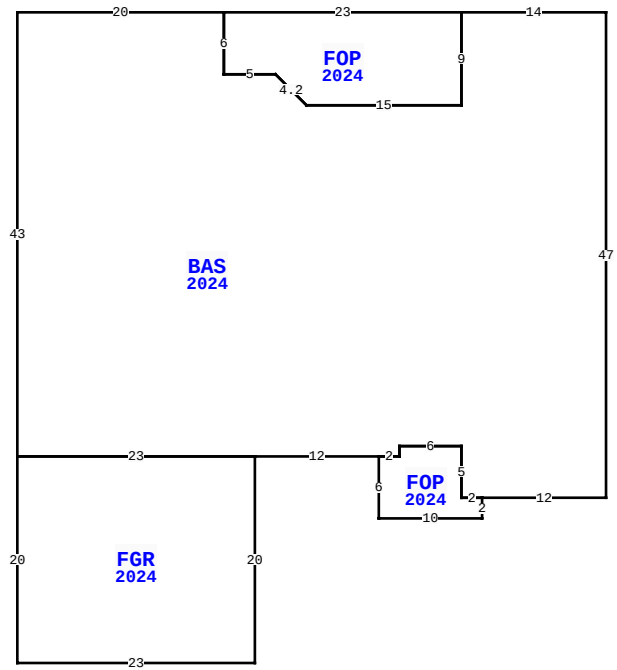
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 85
Interior Floo	15	HARDTILE 15
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,314	100	2024	2,314	286,277
FGR	460	55	2024	253	31,300
FOP	58	30	2024	17	2,103
FOP	188	30	2024	56	6,928
TOTALS	3,020			2,640	326,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,640	110.7360	126.24	333,274	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2026 Heated Area: 2314 HX Base Yr 2026



591 NW OAKMONT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		326,609
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		353,709
SOH/AGL Deduction		0
ASSESSED VALUE		353,709
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		302,298
TOTAL JUST VALUE		353,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1541/417	5/22/2025	QC	U	I	11	0
GRANTOR: MIXON ADELA						
GRANTEE: MIXON AARON						
1485/55	2/14/2023	WD	Q	I	01	361,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: MIXON ADELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] S43 E23 E12 E2 N1 E6 S5 E2 E12 N47 W14 S9 W15 U3L3 W5 N6 W20 $
FOP=[YR=2024;ORIG=90,10] S6 E5 D3R3 E15 N9 W23 $
FGR=[YR=2024;ORIG=70,53] S20 E23 N20 W23 $
FOP=[YR=2024;ORIG=105,53] S6 E10 N2 W2 N5 W6 S1 W2 $
.

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	700.00	UT	3.00	3.00	100	2024	2023		100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	25,000.00	25,000.00	25,000							

REVIEW DATE 12/14/2023 BY HC Total Acres: 0.75 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 05/08/2026 BY SYS