LOT 33 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

NORMAN KIMBERLY EVE
577 NW OAKMONT WAY
LAKE CITY, FL 32055

2027

34-3S-16-02461-333

BUILDING CHARACTERISTICS

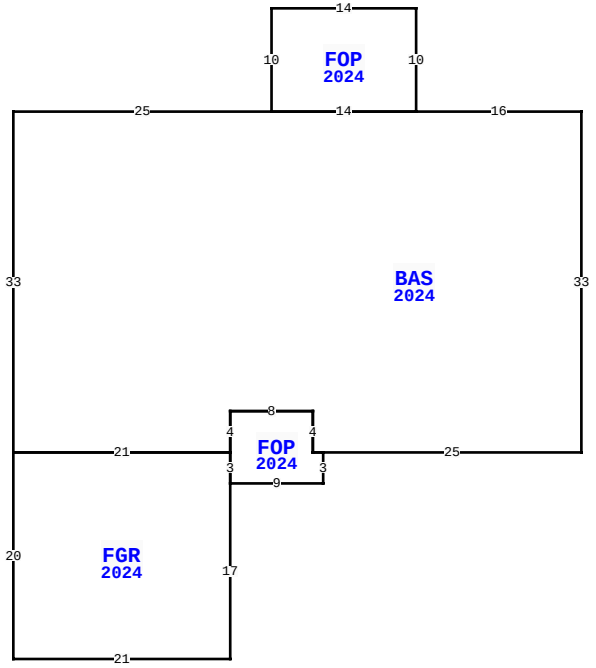
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 85
Interior Floo	15	HARDTILE 15
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,783	100	2024	1,783	225,197
FGR	420	55	2024	231	29,176
FOP	59	30	2024	18	2,274
FOP	140	30	2024	42	5,305
TOTALS	2,402			2,074	261,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,074	117.1665	128.88	267,297	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1783 HX Base Yr 2024



577 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	680.00	UT	3.00	3.00	100	2024	2023		100	2,040	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		261,951
TOTAL MARKET OB/XF VALUE		2,040
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		287,991
SOH/AGL Deduction		0
ASSESSED VALUE		287,991
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		236,580
TOTAL JUST VALUE		287,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00302	SFR		05/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/2664	8/23/2023	WD	Q	I	01	333,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: NORMAN KIMBERLY EVE						
1425/211	11/19/2020	WD	Q	V	05	312,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] S33 E21 N4 E8 S4 E1 E25 N33 W16 W14 W25 $
FGR=[YR=2024;ORIG=50,43] S20 E21 N17 N3 W21 $
FOP=[YR=2024;ORIG=75,0] S10 E14 N10 W14 $
FOP=[YR=2024;ORIG=71,39] S4 S3 E9 N3 W1 N4 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,040

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: 0.41 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS