LOT 34 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

RYAN LAWRENCE J/RYAN LAVONDA S
569 NW OAKMONT WAY
LAKE CITY, FL 32055

2027

34-3S-16-02461-334

BUILDING CHARACTERISTICS

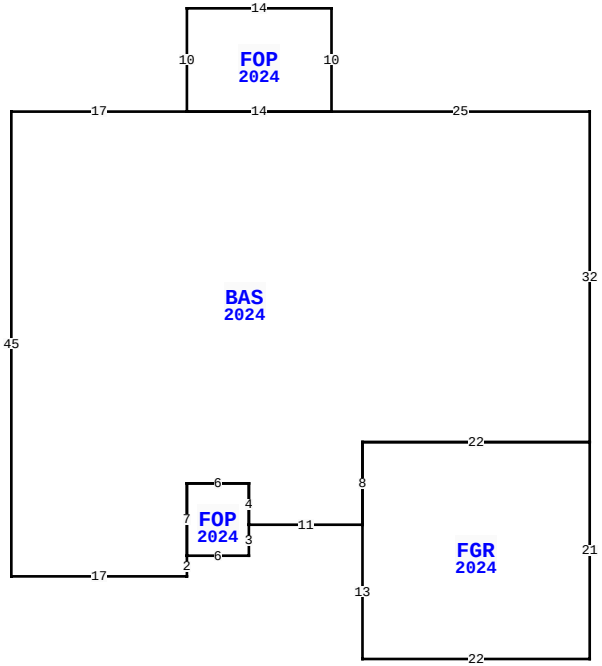
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 85
Interior Floo	15	HARDTILE 15
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,125	100	2024	2,125	258,543
FGR	462	55	2024	254	30,903
FOP	42	30	2024	13	1,582
FOP	140	30	2024	42	5,110
TOTALS	2,769			2,434	296,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,434	112.8595	124.15	302,181	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2125 HX Base Yr 2024



569 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	296,137
TOTAL MARKET OB/XF VALUE	1,860
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	321,997
SOH/AGL Deduction	125,974
ASSESSED VALUE	196,023
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	144,612
TOTAL JUST VALUE	321,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00301	SFR		05/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/2069	2/28/2023	WD	Q	I	01	360,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: RYAN LAWRENCE J						
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=50,9] S45 E17 N2 N7 E6 S4 E11 N8 E22 N32 W25 W14 W17 $
FOP=[YR=2024;ORIG=67,-1] S10 E14 N10 W14 $
FOP=[YR=2024;ORIG=67,45] S7 E6 N3 N4 W6 $
FGR=[YR=2024;ORIG=84,41] S8 S13 E22 N21 W22 $
.

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	620.00	UT	3.00	3.00	100	2024	2023		100	1,860	

TOTAL OB/XF 1,860

LAND DESCRIPTION

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 05/01/2023 BY MLU Total Acres: 0.44 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS