LOT 38 FOREST PLANTATION UNIT 3.
WD 1421-62, WD 1485-1504

JACOBS BRAD/JACOBS ERICA
533 NW OAKMONT WAY
LAKE CITY, FL 32055

2027

34-3S-16-02461-338

BUILDING CHARACTERISTICS

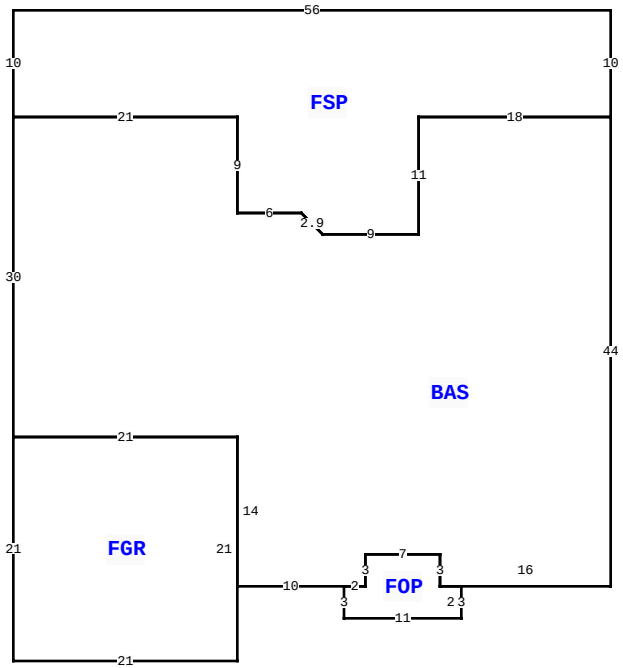
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,976	100		1,976	199,019
FGR	441	55		243	24,474
FOP	54	30		16	1,611
FSP	733	40		293	29,511
TOTALS	3,204			2,528	254,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,528	112.8960	124.19	313,952	2007	2007	0	0	0	18.90	81.10

1 SINGLE FAM 0% - 2024 Heated Area: 1976 HX Base Yr



533 NW OAKMONT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	3,206.00	UT	3.00	3.00	100	2007	2007	3	100	9,618	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	254,615
TOTAL MARKET OB/XF VALUE	12,718
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	292,333
SOH/AGL Deduction	0
ASSESSED VALUE	292,333
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,333
TOTAL JUST VALUE	292,333
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3943	SFR	863	10/09/2006
00434			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1504	2/23/2023	WD	Q	I	01	320,000
GRANTOR: GOMEZ RUSSELL FRANCIS						
GRANTEE: JACOBS BRAD						
1421/0062	10/02/2020	WD	Q	I	01	259,000
GRANTOR: JAMES R & KAREN E HAR						
GRANTEE: RUSSELL FRANCIS & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N44 FSP= N10 W56 S10 E21 S9 E6 R2 D2 E9 N11 E18$ W18 S11 W9 U2 L2 W6 N9 W21 S30 FGR= S21 E21 N21 W21$ E21 S14 E10 FOP= S3 E11 N3 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E16 $.

LAND DESCRIPTION

TOTAL OB/XF 12,718

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	0		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 10/18/2024 BY JS Total Acres: 0.45 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS