LOT 8 OAK MEADOW PLANTATION UNIT
816-2412 THRU 2423, 981-2151, WD

STITH JOHANNA LYNN/STITH STEVEN RAY
280 NW CUTLER GLN
LAKE CITY, FL 32055

2027

34-3S-16-02462-208

BUILDING CHARACTERISTICS

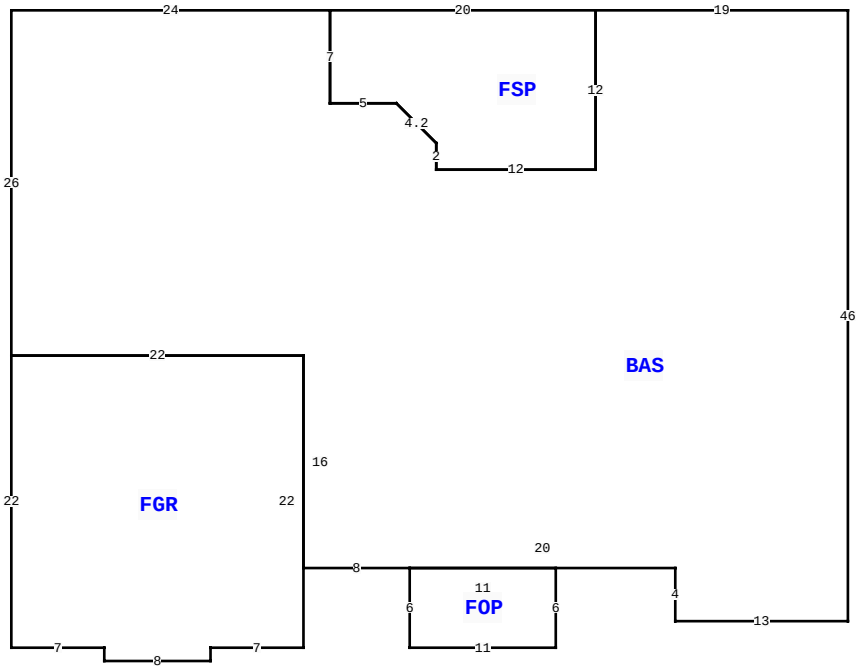
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100		2,142	97,936
FGR	492	55		271	12,391
FOP	66	30		20	915
FSP	205	40		82	3,749
TOTALS	2,905			2,515	114,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,515	88.4352	97.28	244,659	2003	2003	0	0	20	33.00	47.00

1 SINGLE FAM 0% - 2022 Heated Area: 2142 HX Base Yr



280 NW CUTLER GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0	0	0	1,468.00	UT	2.00	2.00	100	2003	2003	3	100	2,936	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
3	0296	SHED METAL	0	0	12	20	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	
4	0169	FENCE/WOOD	0	0	0	0	130.00	UT	13.50	13.50	100	2007	2007	3	100	1,755	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	114,990
TOTAL MARKET OB/XF VALUE	9,571
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	159,561
SOH/AGL Deduction	0
ASSESSED VALUE	159,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,561
TOTAL JUST VALUE	159,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0087	RE-ROOF	4,000	02/20/2026
2645	SFR	561	04/25/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1059	9/10/2026	WD	Q	I	01	390,000
GRANTOR: H&M N LLC						
GRANTEE: STITH JOHANNA LYNN						
1559/1662	1/29/2026	WD	Q	I	01	170,000
GRANTOR: FORD VERA						
GRANTEE: H&M N LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= W20 S7 E5 D3 R3 S2 E12 N12$ S12 W12 N2 L3 U3 W5 N7 W24 S26 FGR= S22 E7 S1 E8 N1 E7 N22 W22$ E22 S16 E8 FOP= S6 E11 N6 W11$ E20 S4 E13 N46$.

LAND DESCRIPTION

TOTAL OB/XF 9,571

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	35,000.00	35,000.00	35,000							

REVIEW DATE 05/21/2026 BY TP Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS