

LOT 4 LITTLE FORTY-SEVEN ACRES  
S/D. ORB 647-457, 765-1707,  
DC 909-759, 931-348, WD 1182-

PFS SOLUTIONS INC  
P O BOX 3001  
LAKE CITY, FL 32056

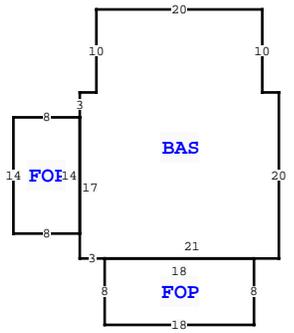
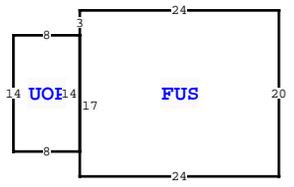
2026

35-4S-16-03293-104



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	2.	2.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	680	100	
FOP	112	30	
FOP	144	30	
FUS	480	100	
UOP	112	20	
TOTALS	1,528		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2021								
				Heated Area:	1160			HX Base Yr			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			129,999
TOTAL MARKET OB/XF VALUE			660
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			145,959
SOH/AGL Deduction			0
ASSESSED VALUE			145,959
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			145,959
TOTAL JUST VALUE			145,959
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			144,666
SALE:2:1: IMPROVEMENT NOT ON ROLL YET			
SALE:1:1: LOT 4, LITTLE FORTY-SEVEN ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1413/1105	6/11/2020	WD U	I 11
GRANTOR: ROBERT S STEWART			
GRANTEE: PFS SOLUTIONS INC			
1381/1463	3/27/2019	WD U	I 11
GRANTOR: R STEWART TRUSTEE OF			
GRANTEE: ROBERT S STEWART			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W2 N10 W20 S10 W2 S3 FOP= W8 S14 E8 N14\$ S17 E3 FOP= S8 E18 N8 W18\$ E21 N20 \$ PTR=N30 FUS= N20 W24 S3 UOP= W8 S14 E8 N14\$ S17 E24 \$ S30\$.			

EXTRA FEATURES															
L N	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
2	0166	CONC,PAVMT	0	0	0	0		2.00	100	2003	2003	3	100	660	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	103.00	210.00	0.51	AC		1.00	1.00	1.50	20,000.00	30,000.00	15,300							