LOT 2 SOUTHWOOD ACRES S/D UNIT 4
328-577, 598-353, 687-571, LE 15

LOFSTROM JOHN R/LOFSTROM NINA A
P O BOX 341
LAKE CITY, FL 32056

2026

36-4S-16-03382-002

BUILDING CHARACTERISTICS

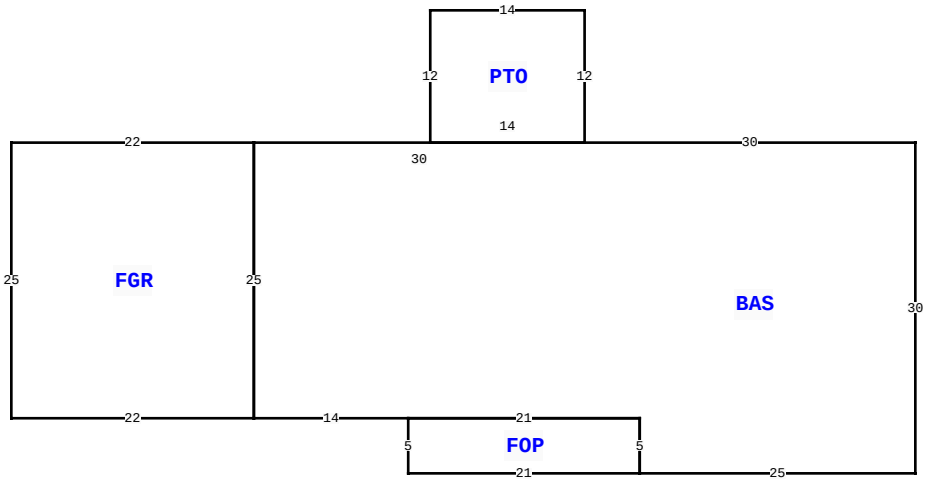
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100		1,625	144,527
FGR	550	55		302	26,860
FOP	105	30		32	2,846
PTO	168	5		8	712
TOTALS	2,448			1,967	174,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,967	122.1715	136.83	269,145	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1625 HX Base Yr



344 SW PRISM LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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
2	0166	CONC,PAVMT	0	100	0	0	3,456.00	UT	2.25	2.25	100	2009	2009	3	100	7,776	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		174,944
TOTAL MARKET OB/XF VALUE		7,776
TOTAL LAND VALUE - MARKET		44,000
TOTAL MARKET VALUE		226,720
SOH/AGL Deduction		89,435
ASSESSED VALUE		137,285
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,874
TOTAL JUST VALUE		226,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,070

LAND:1:1: ADJ;4 CORNER LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/840	11/25/2024	LE	U	I	14	100
GRANTOR: LOFSTROM JOHN R (ENH						
GRANTEE: LOFSTROM BENJAMIN (						
0687/0571	6/01/1989	WD	Q	I		79,900
GRANTOR: HANCOCK						
GRANTEE: LOFSTROM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 PTO= N12 W14 S12 E14$ W30 FGR= W22 S25 E22 N25$ S25 E14 FOP= S5 E21 N5 W21$E21 S5 E25 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,776

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		A-1	0.00	0.00	1.76	AC		1.00	1.00	1.25	20,000.00	25,000.00	44,000							

REVIEW DATE 01/28/2026 BY KS Total Acres: 1.76 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 06/19/2026 BY SYS