S DIV: S1/2 OF LOTS 3 & 4 BLK
2 LAKE FORREST PARK S/D
ORB 865-61, WD 1070-1213,

LIU CHUNHUA/WANG LUYU
22805 EAGLES WATCH DR
LAND O LAKES, FL 34639

2026

00-00-00-14222-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

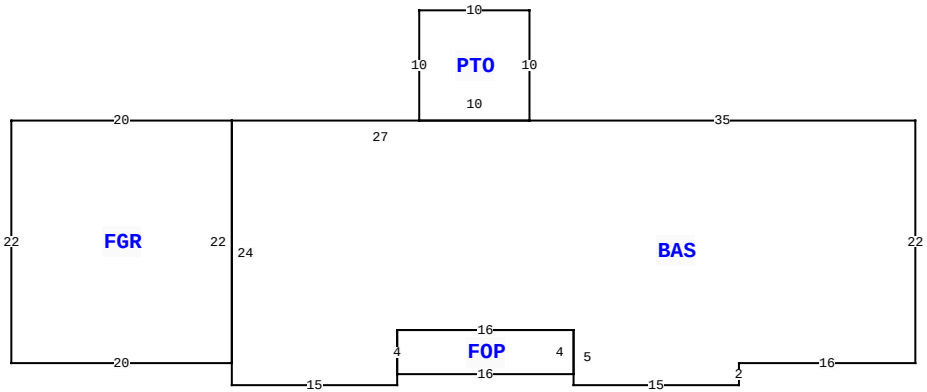
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100		1,376	134,800
FGR	440	55		242	23,708
FOP	64	30		19	1,862
PTO	100	5		5	490
TOTALS	1,980			1,642	160,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,642	116.6220	130.62	214,478	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 0 Heated Area: 1376 HX Base Yr



351 SE LAKE FOREST PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	160,858
TOTAL MARKET OB/XF VALUE	1,034
TOTAL LAND VALUE - MARKET	6,831
TOTAL MARKET VALUE	168,723
SOH/AGL Deduction	0
ASSESSED VALUE	168,723
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,723
TOTAL JUST VALUE	168,723
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1786	SFR	320	04/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1174/0828	4/16/2009	WD	U	I	18	94,100
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: CHUNHUA LIU & LUYU						
1168/2418	2/25/2009	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: U S BANK NATIONAL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 PTO= N10 W10 S10 E10$ W27 FGR= W20 S22 E20 N22$ S24 E15 N1 FOP= E16 N4 W16 S4$ N4 E16 S5 E15 N2 E16 N22$.

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	689.00	UT	1.50	1.50	100	2000	2000	3	100	1,034	

LAND DESCRIPTION

TOTAL OB/XF 1,034

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			0.00	0.00	6,072.00	SF		1.00	1.00	1.50	0.75	1.13	6,831							

REVIEW DATE 11/14/2016 BY DF Total Acres: 0.14 Total Land Value: 6,831 Market: 0 Agricultural: 0 Common: 6,831 PRINTED 10/01/2025 BY SYS