

COMM SW COR OF NW1/4 OF SE1/4, E
678.09 FT, E 288.75 FT, N 239.03
CONT N 405.77 FT, W 28.18 FT TO

ANANT SHANTI
340 SW PLANTATION TER
LAKE CITY, FL 32025

2026

12-4S-16-02941-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 09 09

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 12416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,441	100		2,441	276,062
FEP	288	80		230	26,012
FGR	384	55		211	23,863
FOP	21	30		6	679
FOP	228	30		68	7,690
FUS	646	100		646	73,059
UDU	180	55		99	11,196
UOP	840	20		168	19,000

TOTALS 5,028 3,869 437,559

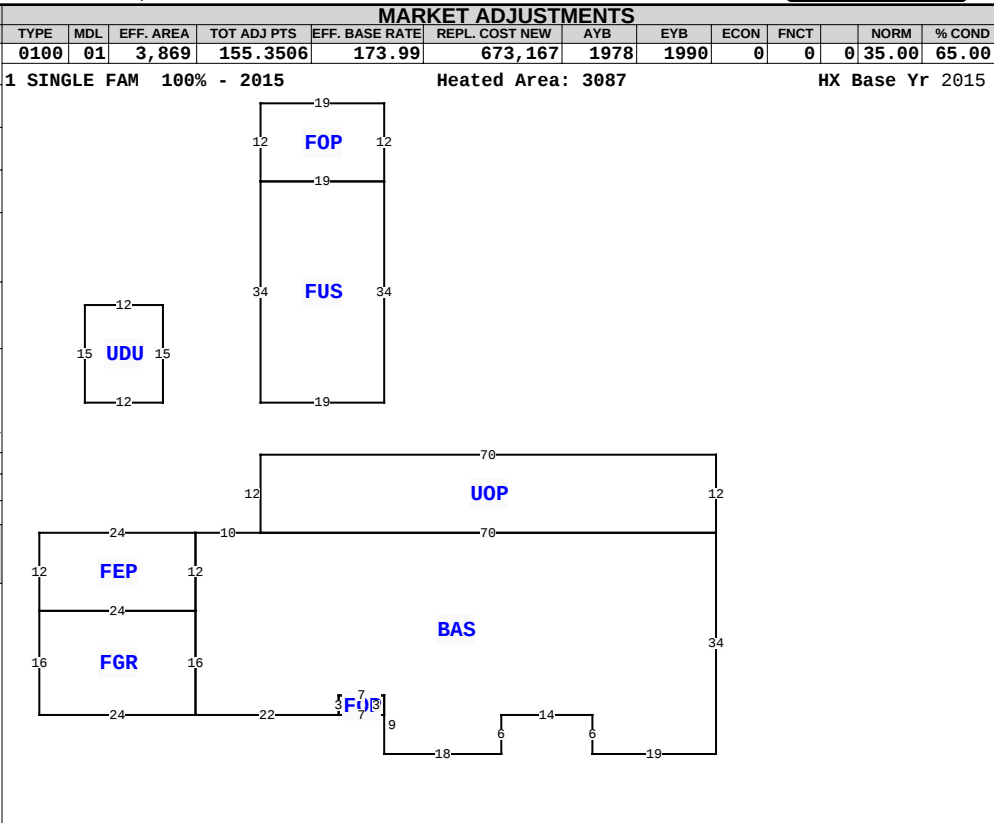
EXTRA FEATURES

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
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	15,000	
4	0320	WATER TRMT	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	3,000	
5	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
6	0253	LIGHTING	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	
7	0253	LIGHTING	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	2,500	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
9	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	9501	C	LOW LOT	0		A-1	0.00	0.00	1.15	AC		1.00	1.00	0.10	26,000.00	2,600.00	2,990							
3	9900	C	AC NON-AG	100		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							
4	0000	C	VAC RES	100		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	56,000							

REVIEW DATE 12/09/2024 BY JS



340 SW PLANTATION TER, LAKE CITY

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

TOTAL OB/XF 40,436

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	9501	C	LOW LOT	0		A-1	0.00	0.00	1.15	AC		1.00	1.00	0.10	26,000.00	2,600.00	2,990							
3	9900	C	AC NON-AG	100		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							
4	0000	C	VAC RES	100		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	56,000							

Total Acres: 13.53 Total Land Value: 157,490 Market: 0 Agricultural: 0 Common: 157,490

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		437,559
TOTAL MARKET OB/XF VALUE		40,436
TOTAL LAND VALUE - MARKET		157,490
TOTAL MARKET VALUE		635,485
SOH/AGL Deduction		167,030
ASSESSED VALUE		468,455
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		417,733
TOTAL JUST VALUE		635,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051636	Roof Replacement	16,900	11/25/2024
30514	MAINT/ALTR	60	10/12/2012
11050	GARAGE	175	04/18/1996
10569	PUMP/UTPOL	30	12/14/1995

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD
1500/738	10/03/2023	LE U I	14
SALE PRICE			
100			

GRANTOR:

GRANTEE:

1277/1490 7/03/2014 WD Q I 05 399,000

GRANTOR: MARSHALL & DIANA S DO

GRANTEE: SHANTI ANANT

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/09/2025 MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FEP= W24 S12 E24 N12\$ S12 FGR= W24 S16 E24 N16\$ S16

E22 FOP= E7 N3 W7 S3\$ N3 E7 S9 E18 N6 E14 S6 E19 N34 W70 UOP=

N12 E70 S12 W70\$PTR=N20 FUS= E19 N34 FOP= N12 W19 S12 E19\$

W19 S34\$ W15 UDU= N15 W12 S15 E12\$ E15 S20\$.

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	9501	C	LOW LOT	0		A-1	0.00	0.00	1.15	AC		1.00	1.00	0.10	26,000.00	2,600.00	2,990							
3	9900	C	AC NON-AG	100		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							
4	0000	C	VAC RES	100		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	56,000							

PRINTED 11/17/2025 BY SYS