LOT 1 BLOCK C FOREST COUNTRY SEC
PORTION IN SECTION 16-4S-16.

SERSLAND DUSTIN/SERSLAND MICHELLE
307 SW SLASH LN
LAKE CITY, FL 32024

2026

15-4S-16-03000-008

BUILDING CHARACTERISTICS

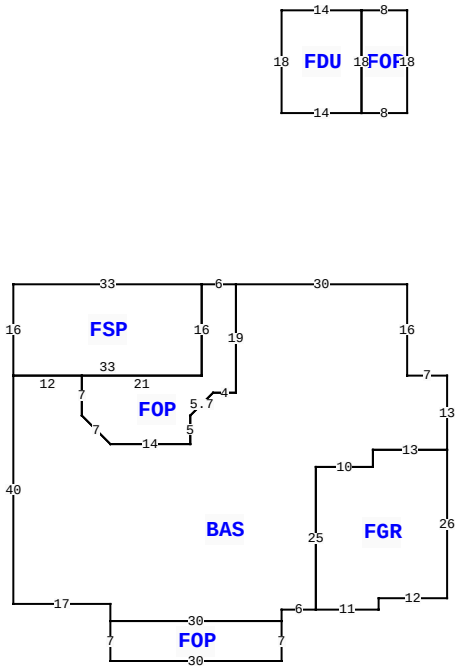
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC		15416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,778	100		2,778	310,470
FDU	252	60		151	16,876
FGR	590	55		324	36,210
FOP	144	30		43	4,806
FOP	210	30		63	7,041
FOP	344	30		103	11,511
FSP	528	40		211	23,582
TOTALS	4,846			3,673	410,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,673	124.7323	139.70	513,118	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2023 Heated Area: 2778 HX Base Yr 2023



307 SW SLASH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		410,494
TOTAL MARKET OB/XF VALUE		11,253
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		456,747
SOH/AGL Deduction		15,396
ASSESSED VALUE		441,351
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		390,629
TOTAL JUST VALUE		456,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21666	SFR	789	03/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/208	5/25/2022	WD	Q	I	01	452,000
GRANTOR: WHITE MICHAEL DAVID						
GRANTEE: SERSLAND DUSTIN						
1450/1410	9/30/2021	WD	Q	I	01	400,000
GRANTOR: SWAB JACOB J						
GRANTEE: WHITE MICHAEL DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= W6 FSP= W33 S16 E33 N16$ S16 W21 S7 D5 R5 E14 N5 R4 U4 E4 N19$ S19 W4 D4 L4 S5 W14 L5 U5 N7 W12 S40 E17 S3 FOP= S7 E30 N7 W30$ E30 N2 E6 FGR= E11 N2 E12 N26 W13 S3 W10 S25$ N25 E10 N3 E13 N13 W7 N16$ PTR= N30 FOP= N18 W8 FDU= W14 S18 E14 N18 $ S18 E8$ S30$.

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	100	0	0	3,221.00	UT	2.50	2.50	100	2005	2005	3	100	8,053	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 11,253

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/30/2024 BY KS Total Acres: 0.73 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS