LOT 3 FOREST COUNTRY PHASE 1.
ORB 818-214, 908-2118, 1311-875

TRESPALACIOS RYAN/TRESPALACIOS MELANIE
453 SW LONG LEAF DR
LAKE CITY, FL 32024-4239

2026

16-4S-16-03048-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

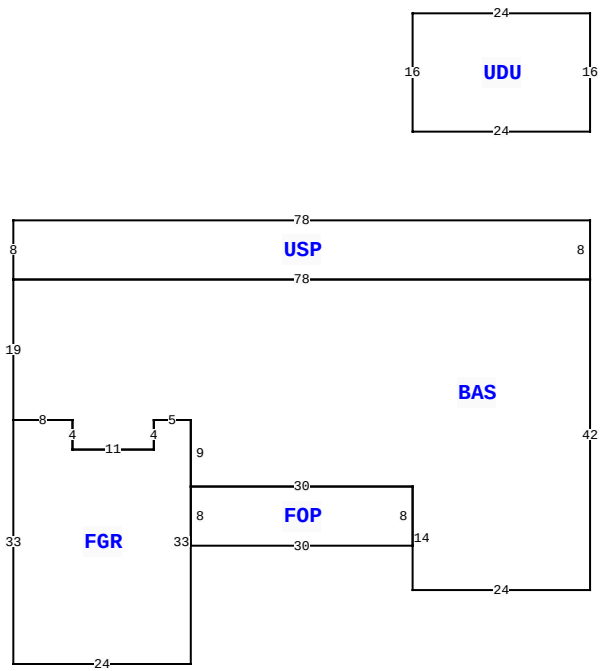
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		16416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,348	100		2,348	171,712
FGR	748	55		411	30,057
FOP	240	30		72	5,266
UDU	384	55		211	15,431
USP	624	35		218	15,943
TOTALS	4,344			3,260	238,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,260	100.4582	112.51	366,783	1997	1997	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2348 HX Base Yr 2017



453 SW LONG LEAF DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		238,409
TOTAL MARKET OB/XF VALUE		21,685
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		295,094
SOH/AGL Deduction		84,521
ASSESSED VALUE		210,573
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,851
TOTAL JUST VALUE		295,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,679

SALE:1:1: LOTS 3 & 4 PH 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13460	POOL	85	12/31/1997
12412	SFR	380	04/15/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1311/0875	3/11/2016	WD	Q	I	01	189,900
GRANTOR: MICHAEL & PATRICIA RO						
GRANTEE: RYAN & MELANIE TRES						
0908/2118	8/16/2000	WD	Q	I		166,500
GRANTOR: VERNON & FRANCES SMIT						
GRANTEE: MICHAEL & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

USP= N8 W78 S8 E78$ BAS= W78S19 FGR= S33 E24 N33 W5 S4 W11 N4 W8$ E8 S4 E11 N4 E5 S9 FOP= S8 E30 N8 W30 $ E30 S14 E24 N42$ PTR= N20 UDU= N16 W24 S16 E24$ S20$.

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	1,705.00	UT	1.50	1.50	100	1997	1997	3	100	2,558	
2	0280	POOL R/CON	0	100	16	24	384.00	UT	70.00	70.00	100	1998	1998	3	40	10,752	
3	0169	FENCE/WOOD	0	100	0	0	91.00	UT	3.00	3.00	100	1998	1998	3	100	273	
4	0166	CONC,PAVMT	0	100	0	0	745.00	UT	1.50	1.50	100	1998	1998	3	100	1,118	
5	0282	POOL ENCL	0	100	24	40	960.00	UT	13.50	13.50	100	1997	1997	3	40	5,184	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 21,685

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 07/15/2024 BY KS Total Acres: 0.73 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS