LOT 6 FOREST COUNTRY PHASE 1.
ORB 670-077, 739-671, 832-2335

REGISTER DANIEL P JR/REGISTER AMANDA D
401 SW SLASH LANE
LAKE CITY, FL 32024

2026

16-4S-16-03048-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

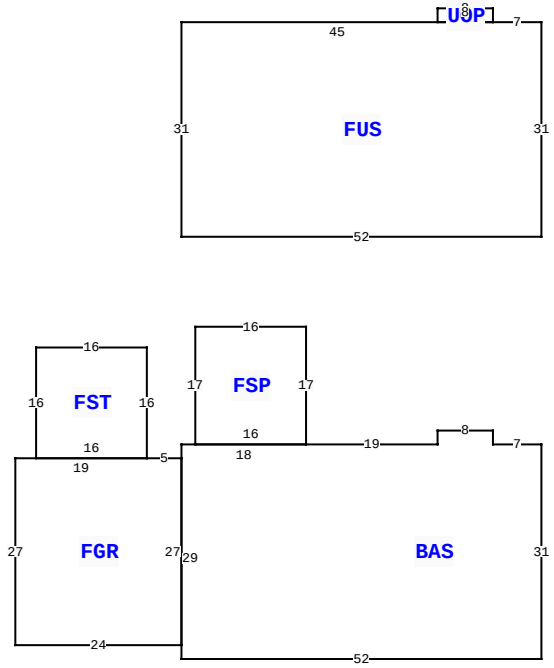
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,628	100		1,628	151,196
FGR	648	55		356	33,062
FSP	272	40		109	10,123
FST	256	55		141	13,095
FUS	1,612	100		1,612	149,710
UOP	16	20		3	279
TOTALS	4,432			3,849	357,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,849	127.5703	142.88	549,945	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 3240 HX Base Yr 2018



401 SW SLASH LN, 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		357,464
TOTAL MARKET OB/XF VALUE		23,964
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		416,428
SOH/AGL Deduction		124,494
ASSESSED VALUE		291,934
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		241,212
TOTAL JUST VALUE		416,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25369	MAINT/ALTR	40	01/04/2007
16991	POOL	125	05/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/2090	7/14/2017	WD	Q	I	01	270,000
GRANTOR: DANNY LEE KOHLHEPP (S						
GRANTEE: DANIEL P JR & AMAND						
0832/2335	12/30/1996	WD	Q	I		138,000
GRANTOR: JOHN T & DEBORAH MYLE						
GRANTEE: DANNY LEE & ANGELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N2 W8 S2 W19 FSP= N17 W16 S17 E16$ W18 S2 FGR= W5
FST= N16 W16 S16 E16$ W19 S27 E24 N27$ S29 E52 N31$ PTR=N30
FUS= N31 W7 UOP= N2 W8 S2 E8$ W45S31 E52$ 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	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	1,500	
3	0280	POOL R/CON	0	100	16	31	496.00	UT	70.00	70.00	100	2000	2000	3	40	13,888	
4	0166	CONC,PAVMT	0	100	31	40	744.00	UT	1.50	1.50	100	2000	2000	3	100	1,116	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	700	
6	0070	CARPORT UF	0	100	20	21	420.00	UT	3.00	3.00	100	1993	1993	3	100	1,260	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 23,964

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 07/16/2024 BY KS Total Acres: 0.94 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS