

LOT 10 FOREST COUNTRY PHASE 1.
748-397, 866-76, 936-2776,
PB 1316-1226, WD 1333-2727, QC

DREW DEVELOPMENT LLC
PO BOX 3488
LAKE CITY, FL 32056

2026

16-4S-16-03048-010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories		1. 1. 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	2,082	100		2,082	178,446
FGR	782	55		430	36,855
FOP	36	30		11	943
UCP	192	20		38	3,257

TOTALS 3,092 2,561 219,500

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	0261	PRCH, UOP	0	0	10	14	140.00	UT	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00

REVIEW DATE 07/16/2024 BY KS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,561	117.7344	131.86	337,693	1979	1979	0	0	0 35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 2082 HX Base Yr												

428 SW LONG LEAF DR, LAKE CITY

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0
3	0261	PRCH, UOP	0	0	10	14	140.00	UT	6.50	6.50	75	1993

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0
3	0261	PRCH, UOP	0	0	10	14	140.00	UT	6.50	6.50	75	1993

428 SW LONG LEAF DR, LAKE CITY

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	219,500		
TOTAL MARKET OB/XF VALUE	2,283		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	256,783		
SOH/AGL Deduction	0		
ASSESSED VALUE	256,783		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	256,783		
TOTAL JUST VALUE	256,783		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	256,783		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32418	MAINT/ALTR	50	10/21/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/0053	11/26/2019	CT	U	I	18	126,500
GRANTOR: CLERK OF COURT						
GRANTEE: DREW DEVELOPMENT LL						
1353/1662	2/13/2018	QC	U	I	11	100
GRANTOR: CLAUDETTE C WINSLOW						
GRANTEE: KENNETH J GREEN						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W69 S34 E25 FOP= E6 N6 W6 S6\$ N6 E44 FGR= S6 E23 N34UCP= N12 W16 S12 E16 \$ W23 S28\$ N28\$.									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 11/18/2025 BY SYS