LOT 5 FOREST COUNTRY PHASE 1 1ST

490-609, 934-2274, 945-1699, FJ

LYONS GREG/LYONS WYNETTE
336 SW SLASH LANE
LAKE CITY, FL 32024

2025

16-4S-16-03048-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

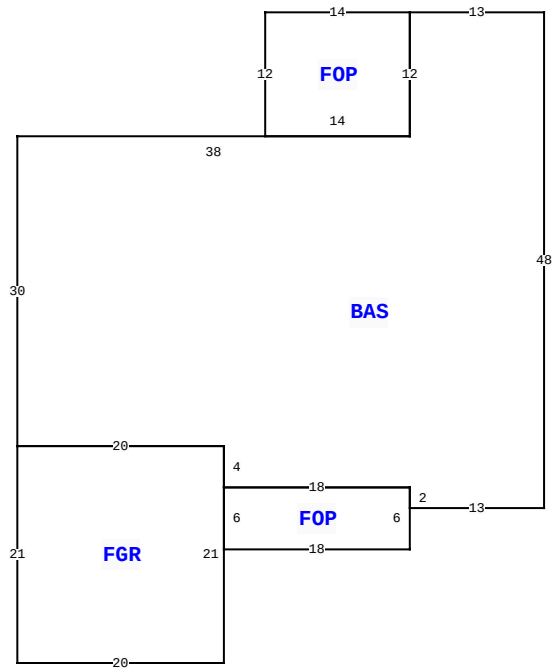
NEIGHBORHOOD/LOC 16416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	248,897
FGR	420	55		231	31,316
FOP	108	30		32	4,338
FOP	168	30		50	6,778
TOTALS	2,532			2,149	291,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,149	127.4130	142.70	306,662	2019	2019	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2020 Heated Area: 1836 HX Base Yr 2020



336 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		291,329
TOTAL MARKET OB/XF VALUE		3,230
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		329,559
SOH/AGL Deduction		95,183
ASSESSED VALUE		234,376
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,654
TOTAL JUST VALUE		329,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37426	SFR	873	11/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/2608	5/20/2019	WD	Q	I	01	245,000
GRANTOR: 386 DEVELOPMENT LLC						
GRANTEE: GREG & WYNETTE LYON						
1333/0274	3/20/2017	WD	Q	V	01	11,000
GRANTOR: WILLIAM R TALMADGE						
GRANTEE: 386 DEVELOPMENT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= W14 S12 E14 N12$ S12 W38 S30 FGR= S21 E20 N21 W20$ E20 S4 FOP= S6 E18 N6 W18$ E18 S2 E13 N48$.

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	1,615.00	UT	2.00	2.00	100	2019	2019	3	100	3,230	

LAND DESCRIPTION

TOTAL OB/XF 3,230

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 06/18/2024 BY KS Total Acres: 0.73 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/22/2025 BY SYS