LOT 3 FOREST COUNTRY 5TH ADDITIO
WD 1020-801, CORR WD 1174-2238,

NATER MARIA P
603 SW LONG LEAF DR
LAKE CITY, FL 32024

2026

21-4S-16-03045-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

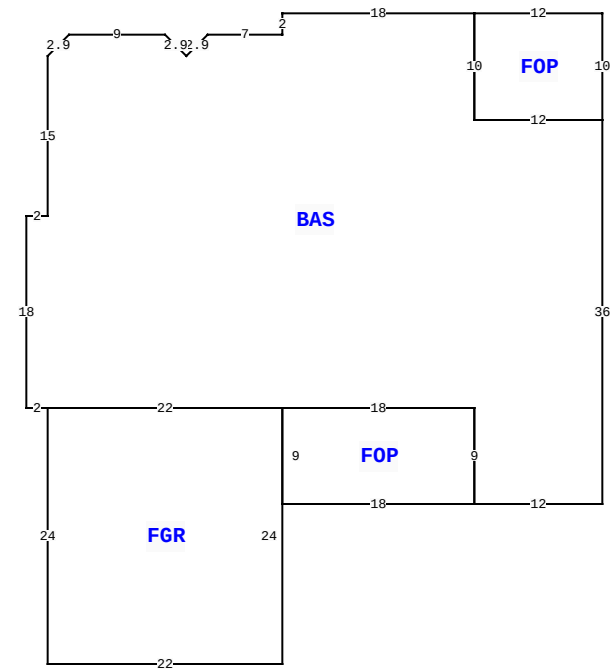
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	16416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,898	100		1,898	215,932
FGR	528	55		290	32,993
FOP	120	30		36	4,096
FOP	162	30		49	5,574
TOTALS	2,708			2,273	258,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,273	126.9730	142.21	323,243	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 1898 HX Base Yr 2020



603 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		258,594
TOTAL MARKET OB/XF VALUE		11,930
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		305,524
SOH/AGL Deduction		90,857
ASSESSED VALUE		214,667
TOTAL EXEMPTION VALUE	HX HB WX SX 99	214,667
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		305,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27934	POOL	200	07/08/2009
22447	SFR	555	11/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/1240	1/30/2013	WD	Q	I	01	180,000
GRANTOR: TEINA C FRONTCZAK (FK						
GRANTEE: CARLOS H NATER-MARR						
1174/2238	6/09/2009	WD	U	I	11	100
GRANTOR: STEVENS						
GRANTEE: LONG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S2 W7 D2 L2 L2 U2 W9 D2 L2 S15 W2 S18 E2 FGR= S24 E22 N24 W22$ E22 FOP= S9 E18 N9 W18$ E18 S9 E12 N36 FOP= N10 W12 S10 E12$ W12 N10$.

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	0120	CLFENCE 4	0	100	0	0	432.00	UT	4.50	4.50	100	2005	2005	3	100	1,944	
2	0166	CONC,PAVMT	0	100	0	0	1,502.00	UT	2.00	2.00	100	2005	2005	3	100	3,004	
3	0280	POOL R/CON	0	100	7	16	112.00	UT	70.00	70.00	100	2009	2009	3	61	4,782	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 11,930

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.73 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS