

LOT 1 FOREST PLANTATION UNIT 1
WD 1255-2689, WD 1328-550,
CWD 1331-1855,

MOHAN CHANDLER TRUSTEE OF
THE MOHAN LIVING TRUST, P O BOX 1646
LAKE CITY, FL 32056

2026

34-3S-16-02461-101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	32	HARDIE BRD 40
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
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 34316.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100		48	4,272
BAS	285	100		285	25,365
BAS	512	100		512	45,567
BAS	2,449	100		2,449	217,957
BAS	2,886	100		2,886	256,850
FOP	196	30		59	5,251
FSP	280	40		112	9,968

TOTALS 6,656 6,351 565,230

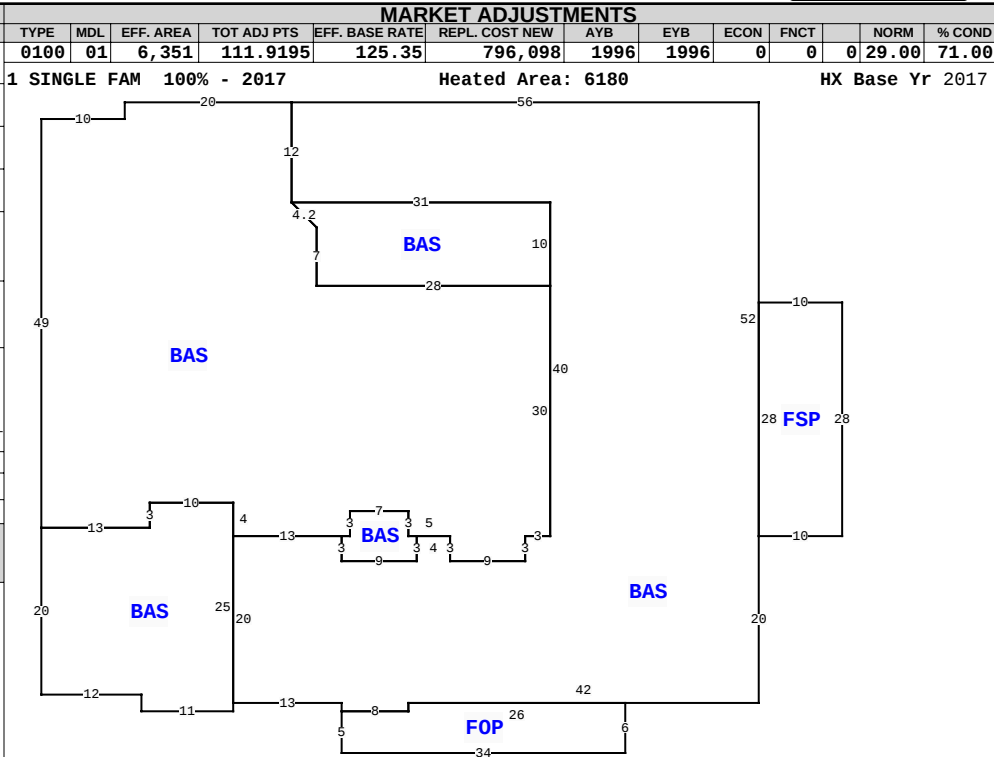
EXTRA FEATURES

L N	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	2,055.00	UT	1.50	1.50	100	1996	1996	3	100	3,083	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,800	
3	0166	CONC, PAVMT	0	100	43	58	2,494.00	UT	2.00	2.00	100	2016	2016	3	100	4,988	
4	0169	FENCE/WOOD	0	100	0	0	376.00	UT	15.50	15.50	100	2016	2016	3	100	5,828	
5	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2016	2016	3	82	29,389	
6	0296	SHED METAL	0	100	24	30	720.00	UT	9.00	9.00	100	2017	2017	3	100	6,480	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

REVIEW DATE 06/02/2023 BY KS



BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

187 NW FOREST MEADOWS AVE, LAKE CITY

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TOTAL OB/XF 52,568

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	

Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		565,230
TOTAL MARKET OB/XF VALUE		52,568
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		652,798
SOH/AGL Deduction		204,273
ASSESSED VALUE		448,525
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		397,803
TOTAL JUST VALUE		652,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		661,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
376	MAINT/ALTR	0	04/07/2017
424	ADDN SFR	450	11/10/2014
347	ADDN SFR	144	09/16/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1331/1855	2/22/2017	WD	U	I	11

GRANTOR: CHANDLER MOHAN (TRSTE)
GRANTEE: CHANDLER MOHAN (TRS)
1328/0550 12/16/2016 WD U I 11 100
GRANTOR: EMORY INVESTING CORPO
GRANTEE: THE MOHAN REVOCABLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S2 W10 S49 BAS= S20 E12 S2 E11 N25 W10 S3 W13\$ E13N3
E10 S4 BAS= S20 E13 S1 FOP= S5 E34 N6 W26 S1 W8\$ E8 N1 E42
N20 FSP= E10 N28 W10 S28\$ N52 W56 S12 E31 S40 W3 S3 W9 N3 W4
S3 W9 N3 W13\$ E13 BAS= S3 E9 N3 W1 N3 W7 S3 W1\$ E1 N3 E7 S3
E5 S3 E9 N3 E3 N30 BAS= N10 W31 D3 R3 S7 E28\$ W28 N7 L3
U3 N12\$.

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