

LOT 5 FOREST PLANTATION UNIT 1
879-001, WD 1022-1564. DC 1175-2

FANNON BRYAN/FANNON JUDY
243 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

34-3S-16-02461-105



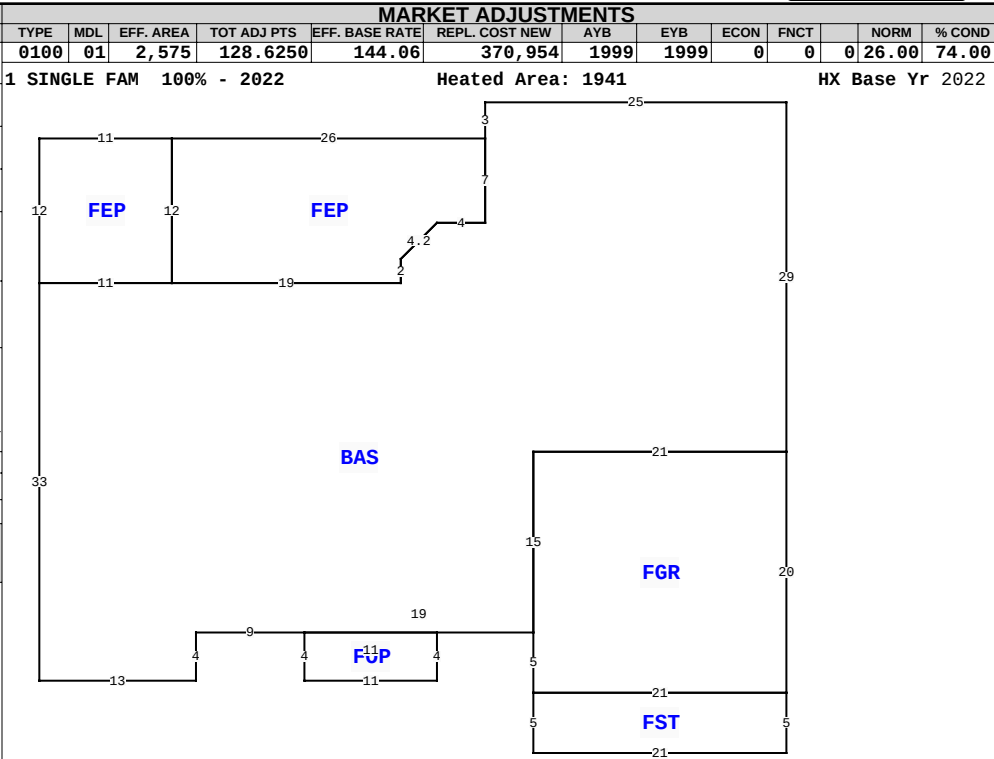
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,941	100		1,941	206,919
FEP	132	80		106	11,300
FEP	282	80		226	24,093
FGR	420	55		231	24,626
FOP	44	30		13	1,386
FST	105	55		58	6,183

TOTALS	2,924			2,575	274,506
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,440.00	UT	1.50	1.50
2	0296	SHED METAL	0 100	0	0	1.00	UT	800.00	800.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
2,960									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		274,506	
TOTAL MARKET OB/XF VALUE		2,960	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		312,466	
SOH/AGL Deduction		31,848	
ASSESSED VALUE		280,618	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		229,896	
TOTAL JUST VALUE		312,466	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,176	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044279	Solar Power Syste	60,480	04/26/2022
1544	SFR	434	05/13/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1439/525	6/04/2021	WD Q	I	01	
GRANTOR: HARTER ALOYSIUS FRANK					SALE PRICE 272,000
GRANTEE: FANNON BRYAN					
1297/0485	6/25/2015	WD U	I	11	100
GRANTOR: ALOYSIUS FRANK HARTER					
GRANTEE: ALOYSIUS FRANK HART					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W25 S3 S7 W4 D3L3 S2 W19 W11 S33 E13 N4 E9 E19 N15 E21 N29 \$									
FGR=[ORIG=-21,44] S5 E21 N20 W21 S15 \$									
FEP=[ORIG=-25,3] W26 S12 E19 N2 U3R3 E4 N7 \$									
FEP=[ORIG=-51,15] N12 W11 S12 E11 \$									
FST=[ORIG=-21,49] S5 E21 N5 W21 \$									
FOP=[ORIG=-40,44] S4 E11 N4 W11 \$									