LOT 8 FOREST PLANTATION UNIT 1

893-1765, WD 1150-1916,

DAVIS SHANNON N
355 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

34-3S-16-02461-108

COLUMBIA COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	06	06

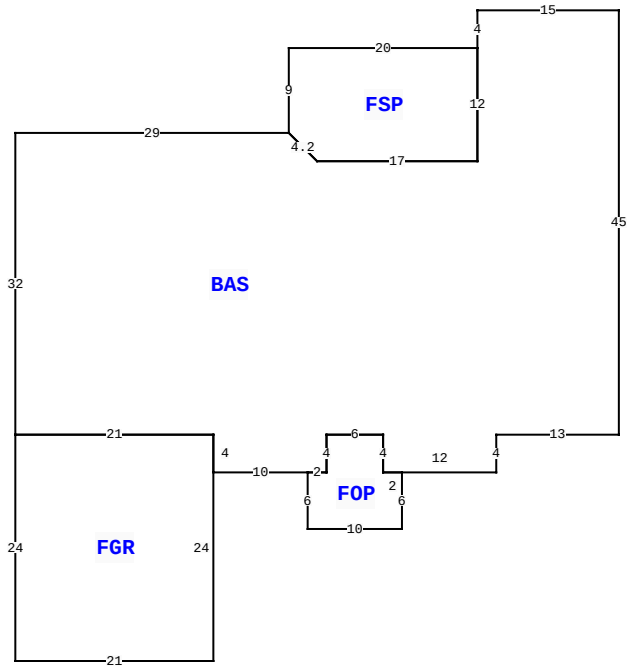
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,284	100		2,284	226,630
FGR	504	55		277	27,485
FOP	84	30		25	2,481
FSP	236	40		94	9,327
TOTALS	3,108			2,680	265,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,680	118.1292	132.30	354,564	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2018 Heated Area: 2284 HX Base Yr 2018



355 NW FOREST MEADOWS AVE, 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: 1	Tax Dist:	
BUILDING MARKET VALUE		265,923
TOTAL MARKET OB/XF VALUE		41,190
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		342,113
SOH/AGL Deduction		91,367
ASSESSED VALUE		250,746
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,024
TOTAL JUST VALUE		342,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00609	POOL		09/14/2021
1715	SFR	557	01/26/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/2304	7/14/2017	WD	U	I	12	225,000
GRANTOR: CAM REAL ESTATE XIV L						
GRANTEE: SHANNON N DAVIS (A						
1327/0438	12/07/2016	QC	U	I	11	100
GRANTOR: HMC ASSETS, LLC						
GRANTEE: CAM REAL ESTATE XIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S4 FSP= W20 S9 R3 D3 E17 N12$ S12 W17 U3 L3 W29 S32 FGR= S24 E21 N24 W21$ E21 S4 E10 FOP= S6 E10 N6 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E12 N4 E13 N45$.

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	1,830.00	UT	1.50	1.50	100	2000	2000	3	100	2,745	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	900	
3	0280	POOL R/CON	0	100	14	39	546.00	UT	70.00	70.00	100	2022	2021		93	35,545	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 41,190

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 06/02/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS