LOT 9 FOREST PLANTATION UNIT 1

928-1484, LE 1505-1937

NAYLOR BRUCE A/NAYLOR KAREN J
377 NW FOREST MEADOW AVE
LAKE CITY, FL 32055

2026

34-3S-16-02461-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

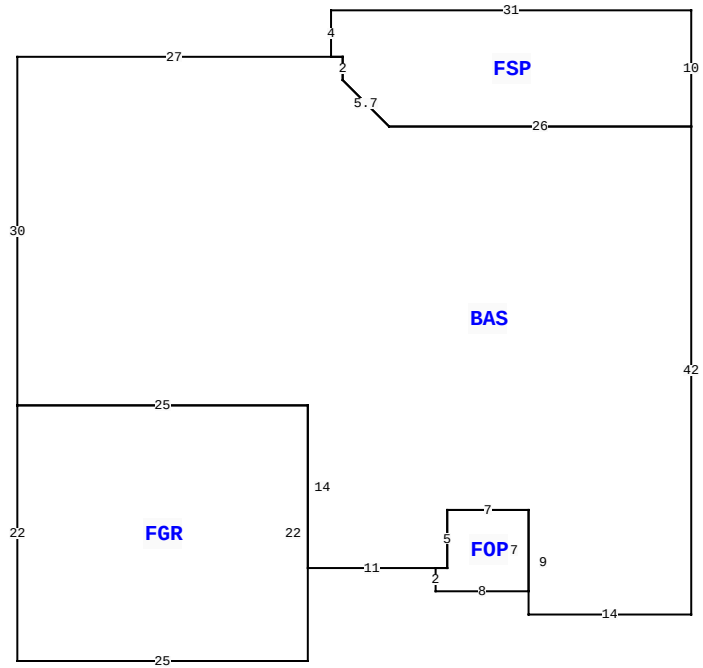
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	2,051	100		2,051	209,825
FGR	550	55		302	30,896
FOP	51	30		15	1,534
FSP	296	40		118	12,072
TOTALS	2,948			2,486	254,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,486	120.1872	134.61	334,640	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 2051 HX Base Yr 2002



377 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		254,326
TOTAL MARKET OB/XF VALUE		6,879
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		296,205
SOH/AGL Deduction		90,385
ASSESSED VALUE		205,820
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,098
TOTAL JUST VALUE		296,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
488	REMODEL	0	07/07/2015
2127	SFR	652	06/29/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
155/1937	12/12/2023	LE	U	I	14	100
GRANTOR: NAYLOR BRUCE A						
GRANTEE: NAYLOR BRUCE A (ENH						
0928/1484	5/29/2001	WD	Q	V		24,500
GRANTOR: RUSSELL NORTH AS TRUS						
GRANTEE: BRUCE A & KAREN NAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S30 FGR= S22 E25 N22 W25$ E25 S14 E11 FOP= S2 E8 N7 W7 S5 W1$ E1 N5 E7 S9 E14 N42 FSP= N10 W31 S4 E1 S2 D4 R4 E26$ W26 L4 U4 N2 W1$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,544.00	UT	1.50	1.50	100	2001	2001	3	100	2,316	
3	0169	FENCE/WOOD	0	100	0	0	18.00	UT	13.50	13.50	100	2007	2007	3	100	243	
4	0297	SHED CONCR	0	100	12	20	240.00	UT	13.00	13.00	100	2015	2015	3	100	3,120	

LAND DESCRIPTION

TOTAL OB/XF 6,879

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 06/02/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS