LOT 12 FOREST PLANTATION UNIT
1.

ROEHR LUDWIK JOSEPH/ROEHR ILIANA VILLA
4030 NW COLONIAL GLN
LAKE CITY, FL 32055

2026

34-3S-16-02461-112

BUILDING CHARACTERISTICS

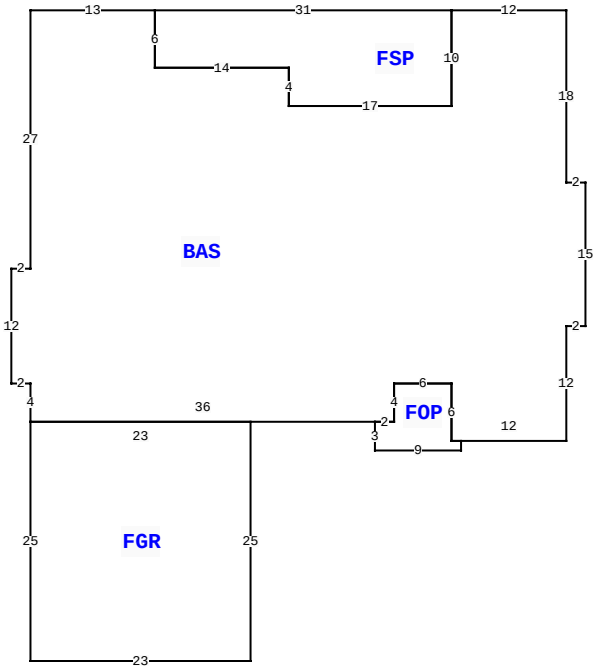
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,208	100		2,208	252,497
FGR	575	55		316	36,137
FOP	49	30		15	1,716
FSP	254	40		102	11,664
TOTALS	3,086			2,641	302,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,641	126.0525	141.18	372,856	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2017 Heated Area: 2208 HX Base Yr 2017



4030 NW COLONIAL GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		302,013
TOTAL MARKET OB/XF VALUE		9,350
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		346,363
SOH/AGL Deduction		110,539
ASSESSED VALUE		235,824
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,102
TOTAL JUST VALUE		346,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045311	Roof Replacement	23,924	08/29/2022
3168	SFR	592	03/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1326/0171	11/21/2016	WD	Q	I	01	230,000
GRANTOR: CYNTHIA C BOGGS						
GRANTEE: LUDWICK J & ILIANA						
1180/0014	8/28/2009	WD	Q	I	01	250,000
GRANTOR: THOMAS B & MELISSA MA						
GRANTEE: ALAN R & CYNTHIA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= W31 S6 E14 S4 E17 N10$ S10 W17 N4 W14 N6 W13 S27 W2 S12 E2 S4 FGR= S25 E23 N25 W23$ E36 FOP= S3 E9 N1 W1 N6 W6 S4 W2$ E2 N4 E6 S6 E12 N12 E2 N15 W2 N18$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,560.00	UT	2.50	2.50	100	2006	2006	3	100	3,900	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	900	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	900	
5	0120	CLFENCE 4	0	100	0	0	220.00	UT	7.50	7.50	100	2007	2007	3	100	1,650	

LAND DESCRIPTION

TOTAL OB/XF 9,350

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: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS