LOT 14 FOREST PLANTATION UNIT 1.
844-640, 861-1762, WD 1401-1935,

BREWER GEORGE D LIVING TRUST
3994 NW COLONIAL GLN
LAKE CITY, FL 32055

2026

34-3S-16-02461-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

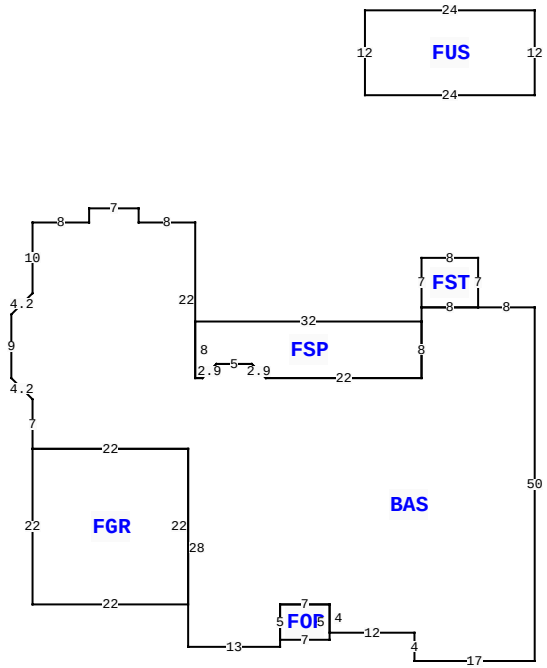
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,780	100		2,780	261,189
FGR	484	55		266	24,991
FOP	35	30		10	940
FSP	242	40		97	9,114
FST	56	55		31	2,912
FUS	288	100		288	27,058
TOTALS	3,885			3,472	326,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,472	116.5080	130.49	453,061	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 1999 Heated Area: 3068 HX Base Yr 1999



3994 NW COLONIAL GLN, 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		326,204
TOTAL MARKET OB/XF VALUE		3,980
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		365,184
SOH/AGL Deduction		110,578
ASSESSED VALUE		254,606
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		203,884
TOTAL JUST VALUE		365,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6710	SFR	647	07/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1401/1935	10/07/2019	WD	U	I	30	0
GRANTOR: GEORGE D & CHRISTINE						
GRANTEE: GEORGE D & CHRISTIN						
0861/1762	6/22/1998	WD	Q	I		189,500
GRANTOR: KING						
GRANTEE: BREWER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FST= N7 W8 S7 E8 $ W8S2 FSP= W32 S8 E1 U2 R2 E5 R2 D2 E22 N8$ S8 W22 U2 L2 W5 L2 D2 W1 N22 W8 N2 W7 S2 W8 S10 L3 D3 S9 D3 R3 S7 FGR= S22 E22 N22 W22$ E22 S28E13 N1 FOP= E7 N5 W7 S5 $ N5 E7 S4 E12 S4 E17 N50$ PTR= N30 FUS= N12 W24 S12 E24$ S30$.

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	1,853.00	UT	1.50	1.50	100	1997	1997	3	100	2,780	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,980

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 10/02/2018 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS