

LOT 15 FOREST PLANTATION UNIT 1.
879-1021, WD 1061-1052, WD 1129-

ROST SHAWN
3968 NW COLONIAL GLN
LAKE CITY, FL 32055

2026

34-3S-16-02461-115



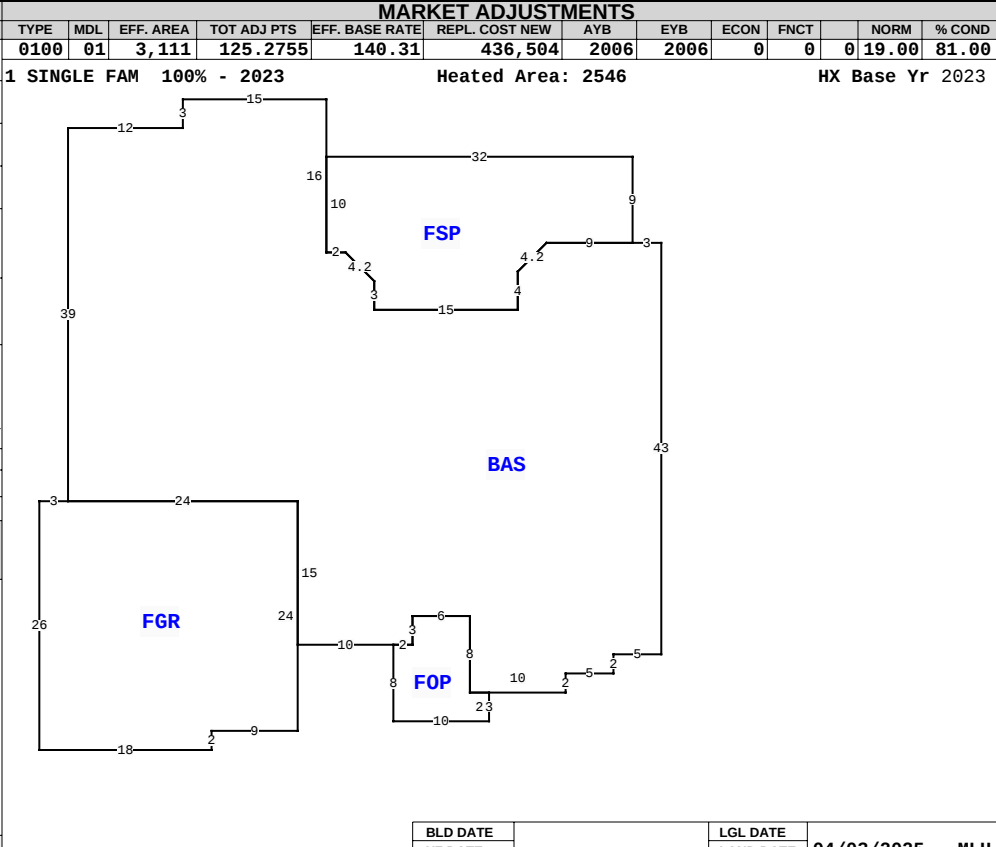
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame		N/A 100
Stories	1.	1. 100
Architectural Units	05	CONV 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	2,546	100		2,546	289,355
FGR	684	55		376	42,733
FOP	88	30		26	2,955
FSP	407	40		163	18,526
TOTALS	3,725			3,111	353,568

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00
2	0166	CONC, PAVMT	0	100	0	1,955.00	UT	3.00	3.00
3	0294	SHED WOOD/	0	100	22	484.00	UT	14.00	14.00
4	0169	FENCE/WOOD	0	100	0	1.00	UT	2,600.00	2,600.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		353,568	
TOTAL MARKET OB/XF VALUE		17,241	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		405,809	
SOH/AGL Deduction		13,345	
ASSESSED VALUE		392,464	
TOTAL EXEMPTION VALUE		13 HX HB	392,464
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		405,809	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		410,174	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3551	SFR	763	01/12/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q	U	V	RSN CD	SALE PRICE
1416/1385	7/30/2020	WD	Q	I		01	308,000
GRANTOR: ELIZABETH H HANSEN &							
GRANTEE: SHAWN & CYNTHIA ROS							
1404/2098	1/22/2020	QC	U	I		30	0
GRANTOR: LUCILLE B HALL							
GRANTEE: ELIZABETH H HANSEN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 S3 W12 S39 FGR= W3 S26 E18 N2 E9 N24 W24\$ E24 S15 E10 FOP= S8 E10 N3 W2 N8 W6 S3 W2\$ E2 N3 E6 S8 E10 N2 E5 N2 E5 N43 W3 FSP= N9 W32 S10 E2 D3 R3 S3 E15 N4 R3 U3 E9\$ W9 D3 L3 S4 W15 N3 L3 U3 W2 N16\$.									

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
TOTAL OB/XF 17,241									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000		