



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
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
Architectural	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	1,883	100		1,883	197,388
FGR	462	55		254	26,626
FOP	40	30		12	1,258
FSP	308	40		123	12,894

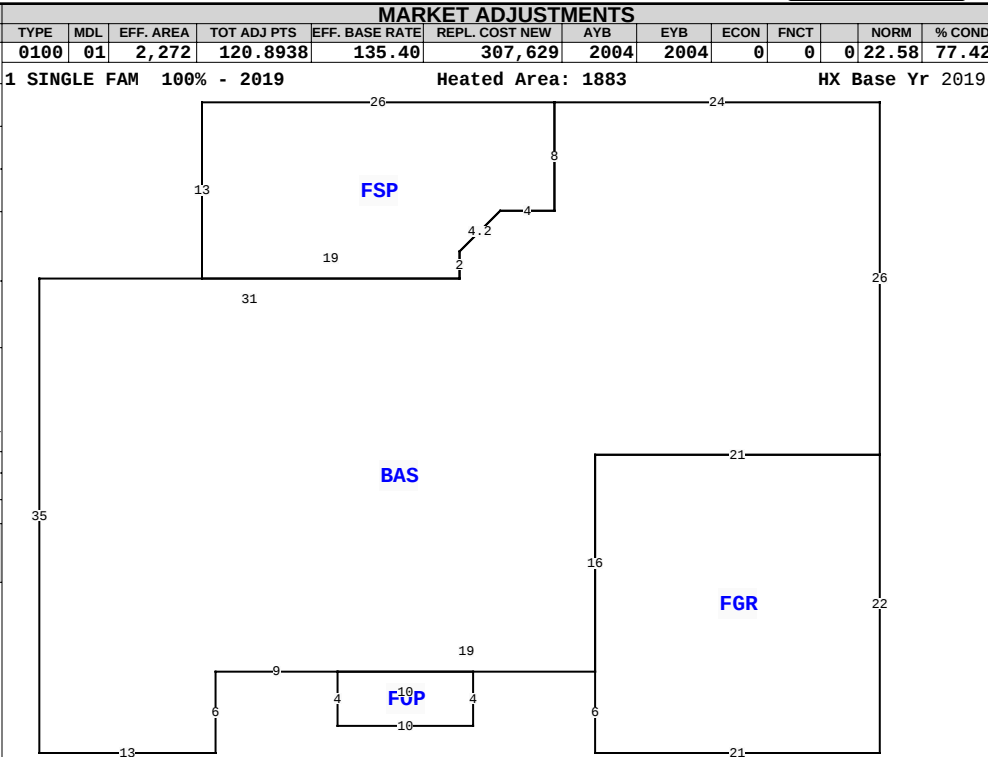
TOTALS 2,693 2,272 238,166

EXTRA FEATURES

L N	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	100	2004	2004	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0		2,685.00	UT 2.00	100	2004	2004	3	100	5,370	
3	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



3947 NW COLONIAL GLN, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,272	120.8938	135.40	307,629	2004	2004	0	0	22.58	77.42

1 SINGLE FAM 100% - 2019 Heated Area: 1883 HX Base Yr 2019

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VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		238,166
TOTAL MARKET OB/XF VALUE		7,770
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		280,936
SOH/AGL Deduction		71,159
ASSESSED VALUE		209,777
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,055
TOTAL JUST VALUE		280,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044745	Roof Replacement	13,000	06/22/2022
2841	SFR	457	12/08/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1363/1634	6/21/2018	WD	Q	I	01
					179,500

GRANTOR: HARRY O & ESTHER L RA
GRANTEE: ALEXANDER FRANKLIN
1363/1631 6/16/2018 WD U I 11 100
GRANTOR: HARRY O RAMSLAND & JE
GRANTEE: HARRY O & ESTHER L

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W26 S13 E19 N2 R3 U3 E4 N8\$ S8 W4 D3 L3 S2
W 31 S35 E13 N6 E9 FOP= S4 E10 N4 W10\$ E19 FGR= S6 E21 N22
W21 S16\$ N16 E21 N26\$.