



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,259	100		2,259	224,882
FDU	204	60		122	12,145
FEP	248	80		198	19,711
FEP	324	80		259	25,784
FGR	525	55		289	28,770
FOP	132	30		40	3,982
PTO	189	5		9	896
PTO	232	5		12	1,194

TOTALS 4,113 3,188 317,363

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	0166	CONC, PAVMT	0	100	0	0	1,568.00	UT	1.50	1.50	100	1997	1997	3	100	2,352	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	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							

REVIEW DATE 06/02/2023 BY KS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,188	124.6644	139.62	445,109	1997	1997	0	0	28.70	71.30

3985 NW COLONIAL GLN, LAKE CITY

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

04/03/2025 MLU

Heated Area: 2259

HX Base Yr 2015

1 SINGLE FAM 100% - 2015

PTC PTO FEP FOP FGR BAS

FDU

PTC

PTO

FEP

FOP

FGR

BAS

FDU

PTC

PTO

FEP

FOP

FGR

BAS

FDU

PTC

PTO

FEP

FOP

FGR

BAS

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VALUATION BY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	317,363
TOTAL MARKET OB/XF VALUE	3,552
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	355,915
SOH/AGL Deduction	147,217
ASSESSED VALUE	208,698
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	157,976
TOTAL JUST VALUE	355,915
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,455

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/851	1/13/2024	QC	U	I	11	100

GRANTOR: FISHER DIONNE M

GRANTEE: FISHER MARQUS E

1232/2639 3/24/2012 WD U I 16 55,000

GRANTOR: JASON P ROMANO

GRANTEE: MARQUS E FISHER

BUILDING NOTES

BUILDING DIMENSIONS

PTO= N6 W28 S10 E16 N4 E12\$ BAS= W12 S4 W16 FEP= N10 W 21
PTO= W9 S21 E9 N21\$ S21E6 U6 R6 N5 E9\$ FEP= W9 S5 L6 D6
W6 S7 R5 D5 U4 R4 E7 N8 U5 R5 N6\$ S6 L5 D5 S8 W7 L4
D4 U5 L5 N7 W9 S44E6 N2 E7 N3 FOP= E24 N5 W11N2 W6 S2 W7S5\$
N5 E7 N2 E6 S2 E11 FGR= S23 E21 N25 W21 S2\$ N2E21 N47\$ PTR=
N30 FDU= N17 W12 S17 E12\$ S30\$.