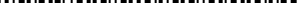


HANSEN JENNA LYNN
428 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

428 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall19COMMON BRK 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo15HARDTILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories1. 1. 100

Architectual05CONV 100

Units0 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC34316.0601.00/

TOTALS3,0952,643244,669

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,643110.2080123.43326,225200020000025.0075.00

1 SINGLE FAM 100% - 2024

Heated Area: 2221

HX Base Yr 2024

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,2211002,221205,604

FGR5285529026,846

FOP6130181,667

FSP2854011410,553

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/03/2025MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10166CONC, PAVMT0100001,805.00UT1.501.501002000200031002,708

20119MASONRY WA01003101303.00UT2.002.00100200020003100606

30294SHED WOOD/01001620320.00UT14.0014.001002007200731004,480

LAND DESCRIPTIONTOTAL OB/XF7,794

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

10100CSFR100RSF-20.000.001.00LT1.001.001.0035,000.0035,000.0035,000

20000CVAC RES100RSF-20.000.001.00LT1.001.000.7035,000.0024,500.0024,500

REVIEW DATE06/07/2023BYKS

Total Acres: 1.01Total Land Value: 59,500Market: 0Agricultural: 0Common: 59,500

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COLUMBIA COUNTY PROPERTYPAGE 1 of 11

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE244,669

TOTAL MARKET OB/XF VALUE7,794

TOTAL LAND VALUE - MARKET59,500

TOTAL MARKET VALUE311,963

SOH/AGL Deduction46

ASSESSED VALUE311,917

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE261,195

TOTAL JUST VALUE311,963

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE315,225

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / RSNCDSALE PRICE

1466/5905/05/2022WDQI01332,000

GRANTOR: CASTILLO KATHLEEN ANS

GRANTEE: HANSEN JENNA LYNN

1451/196911/01/2021LEUI14100

GRANTOR: ANSLEY BILL A

GRANTEE: ANSLEY BILL A

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N2 W3 N2 W9 S2 W3 S11 W5 FSP= W31 S10 E28 N7 U3 R3
\$ L3 D3 S7 W28 S30 E3 S3 E9 N3 E3 N4 E1 FOP= S4 E10 N4 W1
N3 W7 S3 W2\$ E2 N3 E7 S3 E14 FGR= S18 E12 N2 E12 N21 W24 S5\$
N5 E24 N40\$.