LOT 25 FOREST PLANTATION UNIT 1.
890-366, WD 1182-2550, DC 1506-1

TAYLOR ROSEMARY E
402 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

34-3S-16-02461-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

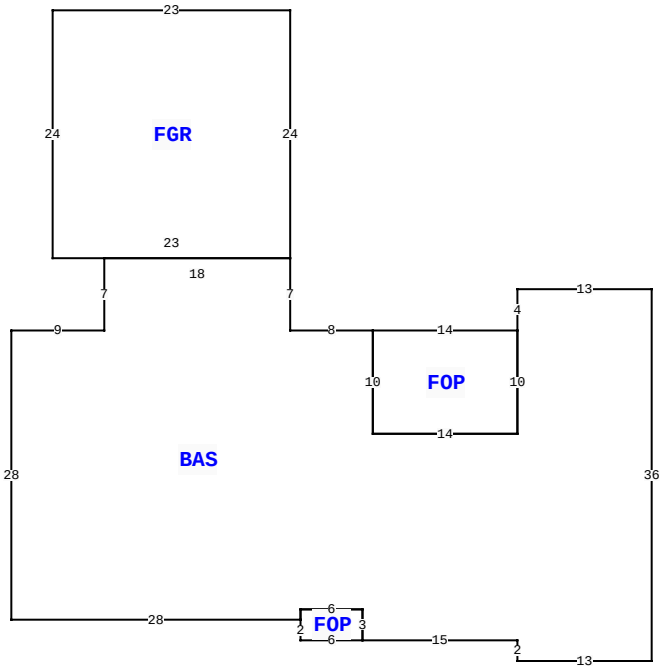
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	1,850	100		1,850	193,529
FGR	552	55		304	31,802
FOP	18	30		5	523
FOP	140	30		42	4,394
TOTALS	2,560			2,201	230,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,201	124.5321	139.48	306,995	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2010 Heated Area: 1850 HX Base Yr 2010



402 NW FOREST MEADOWS AVE, 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		230,246
TOTAL MARKET OB/XF VALUE		4,509
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		269,755
SOH/AGL Deduction		83,769
ASSESSED VALUE		185,986
TOTAL EXEMPTION VALUE	SX HX HB WX	105,722
BASE TAXABLE VALUE		80,264
TOTAL JUST VALUE		269,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1663	SFR	428	12/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/1026	8/15/2024	LE	U	I	14	100
GRANTOR: TAYLOR ROSEMARY E (EN						
GRANTEE: SMITH SHARON MAY (R						
1182/2550	10/23/2009	WD	Q	I	01	215,900
GRANTOR: PHILLIP & DIANA JOLLI						
GRANTEE: HENRY V & ROSEMARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S4 FOP= W14 S10 E14 N10$ S10 W14 N10 W8 N7 FGR= N24 W23 S24 E23$ W18 S7 W9 S28 E28 FOP= S2 E6 N3 W6 S1$ N1 E6 S3 E15 S2 E13 N36 $.

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	1,886.00	UT	1.50	1.50	100	2000	2000	3	100	2,829	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	14.00	14.00	100	2007	2007	3	100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 4,509

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 06/07/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS