LOT 27 FOREST PLANTATION UNIT 1.
850-224, 953-527, PB 1224-1390,

BROWN CAROLE B
354 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055-1629

2026

34-3S-16-02461-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

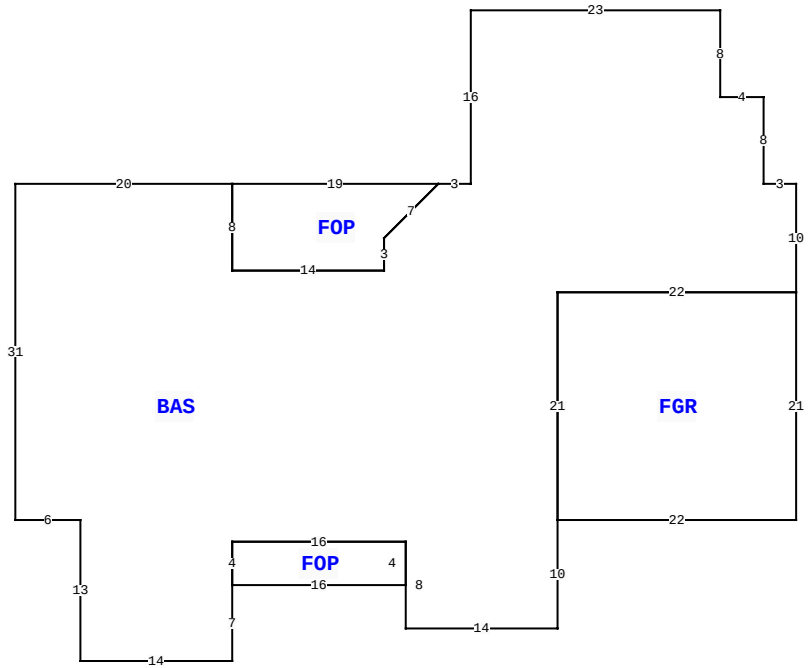
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,400	100		2,400	233,726
FGR	462	55		254	24,736
FOP	64	30		19	1,850
FOP	125	30		38	3,701
TOTALS	3,051			2,711	264,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,711	123.1650	137.94	373,955	1997	1997	0	0	0	29.40	70.60

1 SINGLE FAM 100% - 2012 Heated Area: 2400 HX Base Yr 2012



354 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		264,012
TOTAL MARKET OB/XF VALUE		4,178
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		303,190
SOH/AGL Deduction		92,013
ASSESSED VALUE		211,177
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		155,455
TOTAL JUST VALUE		303,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1227/0403	12/21/2011	LE	U	I	14	100
GRANTOR: TOM BROWN & CLARENCE						
GRANTEE: CAROLE B BROWN (LIF						
0953/0527	5/10/2002	WD	Q	I		171,000
GRANTOR: LOPEZ						
GRANTEE: CLARENCE BROWN JR						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,633.00	UT	1.50	1.50	100	1997	1997	3	100	2,450	
3	0258	PATIO	0	100	16	22	352.00	UT	1.50	1.50	100	1997	1997	3	100	528	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S31 E6 S13 E14 N7 FOP= E16 N4 W16 S4$ N4 E16 S8E14
N10 FGR= E22 N21 W22 S21$N21 E22 N10 W3 N8 W4 N8 W23 S16 W3
FOP= W19 S8 E14 N3 R5 U5 $ D5 L5 S3 W14 N8$.

LAND DESCRIPTION

TOTAL OB/XF 4,178

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-1	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 11/19/2025 BY SYS