LOT 5 FOREST PLANTATION UNIT 3.
WD 1192-325,

PATEL DINESHBHAI R/PATEL GEETABEN D
3068 BRETTUNGAR DR
JACKSONVILLE, FL 32246

2026

34-3S-16-02461-305

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

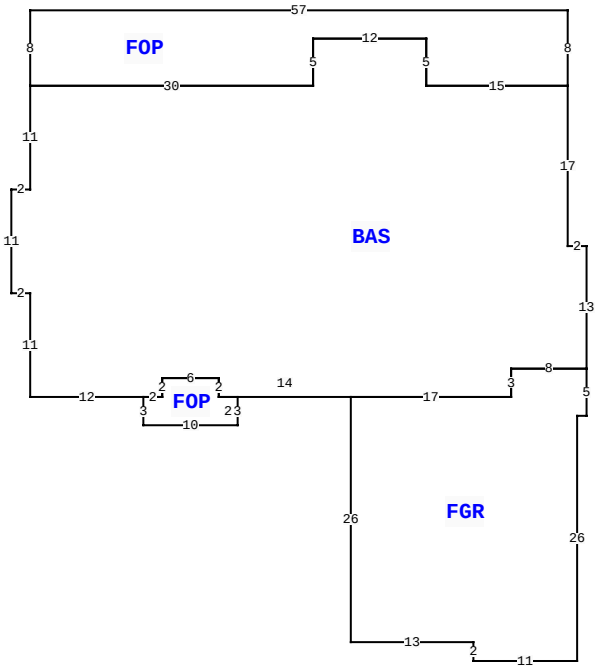
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,959	100		1,959	211,323
FGR	672	55		370	39,913
FOP	42	30		13	1,402
FOP	396	30		119	12,837
TOTALS	3,069			2,461	265,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,461	114.6600	128.42	316,042	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 0% - 0 Heated Area: 1959 HX Base Yr



582 NW FOREST MEADOWS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	265,475
TOTAL MARKET OB/XF VALUE	7,235
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	296,710
SOH/AGL Deduction	0
ASSESSED VALUE	296,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,710
TOTAL JUST VALUE	296,710
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
490	SFR	815	01/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1192/0325	4/06/2010	WD	Q	I	01	192,500

GRANTOR: JOHN RUSSELL NORTH TR
GRANTEE: DINESHBHAI R & GEET

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N17 FOP= N8 W57 S8 E30 N5 E12 S5 E15$ W15 N5 W12 S5 W30 S11 W2 S11 E2 S11 E12 FOP= S3 E10 N3 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E14 FGR= S26 E13 S2 E11 N26 E1 N5 W8 S3 W17$ E17 N3 E8 N13 W2$.

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	0	0	0	1,614.00	UT	2.50	2.50	100	2009	2009	3	100	4,035	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 7,235

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 06/07/2023 BY KS Total Acres: 0.32 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 10/07/2025 BY SYS