LOT 9 FOREST PLANTATION UNIT 3
WD 1155-745, WD 1186-2041, WD 11

LAKE CITY REAL ESTATE TRUST DATED APRIL 19, 2022
108 NW LYNEAR PL
LAKE CITY, FL 32055

2026

34-3S-16-02461-309

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	19	MARBLE 100
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

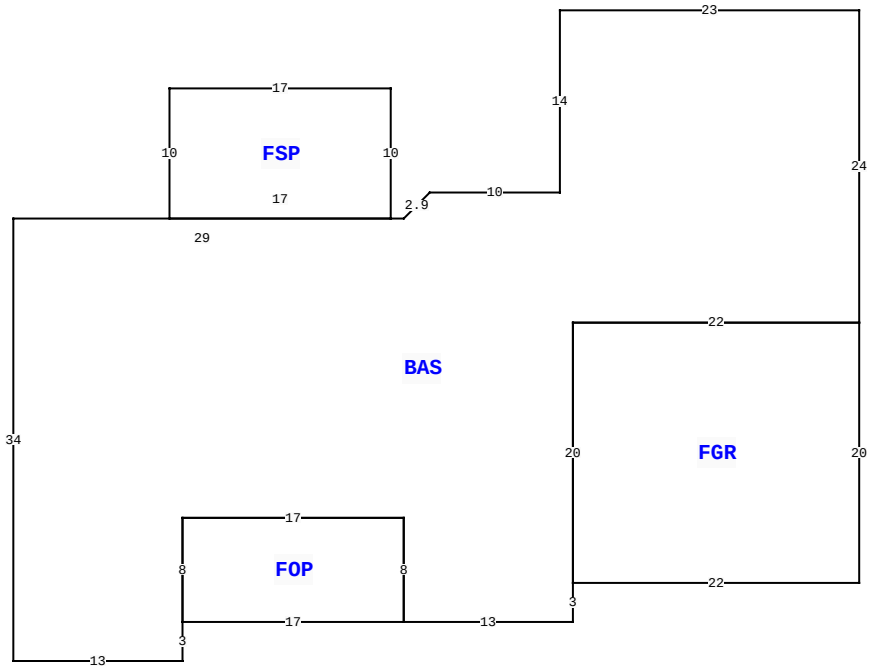
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100		1,802	249,163
FGR	440	55		242	33,461
FOP	136	30		41	5,669
FSP	170	40		68	9,403
TOTALS	2,548			2,153	297,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,153	151.0740	169.20	364,288	2008	2008	0	0	0	18.28	81.72

1 SINGLE FAM 0% - 2023 Heated Area: 1802 HX Base Yr



4052 NW RIVER SEBASTIAN LN, 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	297,696
TOTAL MARKET OB/XF VALUE	4,976
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	326,672
SOH/AGL Deduction	0
ASSESSED VALUE	326,672
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,672
TOTAL JUST VALUE	326,672
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4072	SFR	661	01/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1464/2273	4/21/2022	WD	Q	I	01	350,000
GRANTOR: FRASER JAMES						
GRANTEE: LAKE CITY REAL ESTA						
1369/0211	9/19/2018	WD	Q	I	01	205,000
GRANTOR: BRADY A PRATT						
GRANTEE: JAMES FRASER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S14 W10 D2 L2 W1 FSP= N10 W17 S10 E17$ W29 S34 E13 N3 FOP= E17 N8 W17 S8$ N8 E17 S8 E13 N3 FGR= E22 N20 W22 S20$ N20 E22 N24$.

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	892.00	UT	3.00	3.00	100	2008	2008	3	100	2,676	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2021		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 4,976

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: 0.34 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 10/07/2025 BY SYS