LOT 10 FOREST PLANTATION UNIT 3.
WD 1170-1810, WD 1240-2436, WD 1

SESSA DONNA J
4027 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32055

2026

34-3S-16-02461-310

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 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

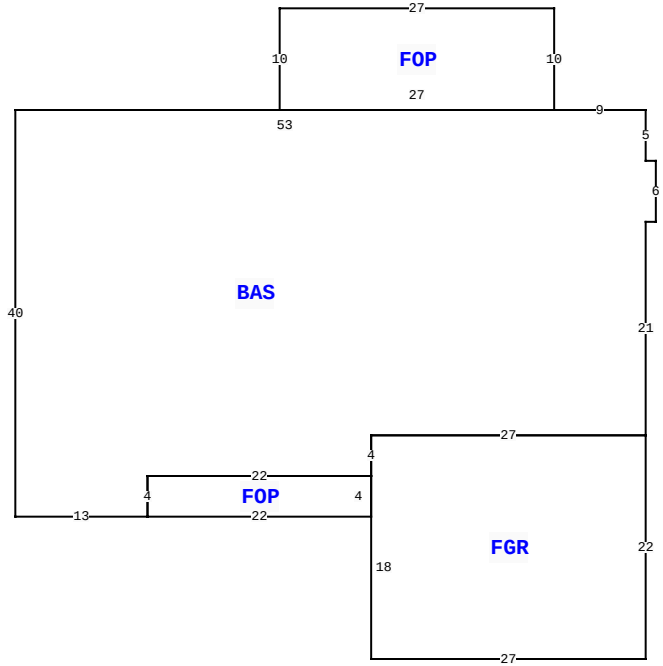
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,182	100		2,182	252,139
FGR	594	55		327	37,786
FOP	88	30		26	3,004
FOP	270	30		81	9,360
TOTALS	3,134			2,616	302,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,616	109.7600	122.93	321,585	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2182 HX Base Yr 2021



4027 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		302,290
TOTAL MARKET OB/XF VALUE		6,552
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		332,842
SOH/AGL Deduction		120,102
ASSESSED VALUE		212,740
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,018
TOTAL JUST VALUE		332,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
400	SFR	0	07/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/1820	2/18/2025	LE	U	I	14	100
GRANTOR: SESSA DONNA J (ENH LE						
GRANTEE: PORTER KRISTINA S (						
1422/2534	9/25/2020	WD	Q	I	01	265,000
GRANTOR: JERRY CASTAGNA						
GRANTEE: DONNA J SESSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FOP= N10 W27 S10 E27$ W53 S40 E13 FOP= E22 N4 W22 S4$ N4 E22 FGR= S18 E27 N22 W27 S4$ N4 E27 N21 E1 N6 W1 N5$.

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	1,526.00	UT	2.00	2.00	100	2019	2019	3	100	3,052	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 6,552

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	24,000.00	24,000.00	24,000							

REVIEW DATE 06/06/2023 BY KS Total Acres: 0.52 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 10/07/2025 BY SYS