LOT 11 FOREST PLANTATION UNIT 3.
WD 1146-776, DC 1496-1026, DC 15

NEILL TERRY/NEILL THERESA
4007 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32055

2026

34-3S-16-02461-311

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

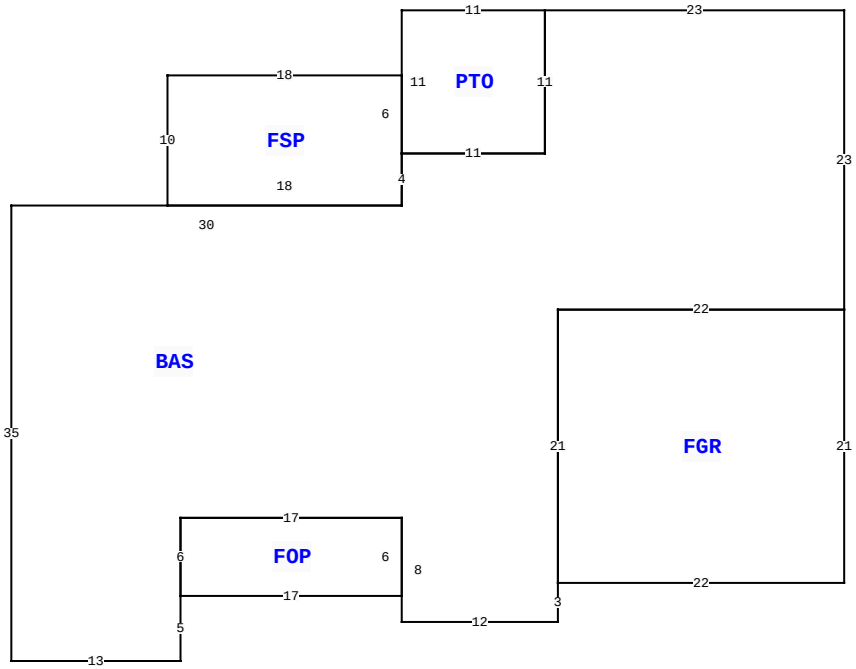
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,812	100		1,812	190,060
FGR	462	55		254	26,642
FOP	102	30		31	3,251
FSP	180	40		72	7,552
PTO	121	5		6	630
TOTALS	2,677			2,175	228,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,175	114.8400	128.62	279,748	2007	2007	0	0	0	18.45	81.55

1 SINGLE FAM 100% - 2025 Heated Area: 1812 HX Base Yr 2025



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

4007 NW RIVER SEBASTIAN LN, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		228,134
TOTAL MARKET OB/XF VALUE		4,308
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		256,442
SOH/AGL Deduction		0
ASSESSED VALUE		256,442
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,720
TOTAL JUST VALUE		256,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1854	ADDN SFR	50	08/17/2010
4051	SFR	665	12/06/2006
00393			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1528/1563	11/22/2024	WD	Q	I	01	322,000
GRANTOR: SOBE RENTAL HOLDINGS						
GRANTEE: NEILL TERRY						
1522/2156	8/27/2024	WD	U	I	37	235,000
GRANTOR: JONES CAROL J						
GRANTEE: SOBE RENTAL HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 PTO= W11 S11 E11 N11$ S11 W11 FSP= N6 W18 S10 E18 N4$ S4 W30 S35 E13 N5 FOP= E17 N6 W17 S6$ N6 E17 S8E12 N3 FGR= E22 N21 W22 S21$ N21 E22 N23$.

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	1,436.00	UT	3.00	3.00	100	2007	2007	3	100	4,308	

LAND DESCRIPTION

TOTAL OB/XF 4,308

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 05/16/2025 BY JS Total Acres: 0.40 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 10/07/2025 BY SYS