LOT 13 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

PU HAI YAN/LI GUI
3985 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32055

2026

34-3S-16-02461-313

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

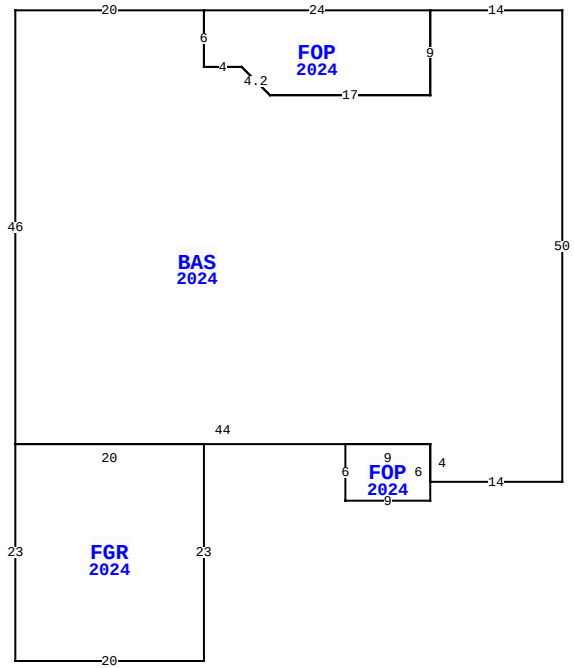
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,525	100	2024	2,525	326,634
FGR	460	55	2024	253	32,728
FOP	54	30	2024	16	2,070
FOP	200	30	2024	60	7,762
TOTALS	3,239			2,854	369,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,854	117.8550	132.00	376,728	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2525 HX Base Yr 2024



3985 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		369,193
TOTAL MARKET OB/XF VALUE		4,098
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		397,291
SOH/AGL Deduction		44,853
ASSESSED VALUE		352,438
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		301,716
TOTAL JUST VALUE		397,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/812	6/30/2023	WD	Q	I	01	374,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: PU HAI YAN						
1433/1317	3/25/2021	WD	Q	V	05	288,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W14 S9 W17 U3L3 W4 N6 W20 S46 E44 S4 E14 N50 $
FGR=[YR=2024;ORIG=12,56] E20 S23 W20 N23 $
FOP=[YR=2024;ORIG=47,56] E9 S6 W9 N6 $
FOP=[YR=2024;ORIG=56,10] W24 S6 E4 D3R3 E17 N9 $
.

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	1,366.00	UT	3.00	3.00	100	2024	2023		100	4,098	

LAND DESCRIPTION

TOTAL OB/XF 4,098

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 12/28/2023 BY HC Total Acres: 0.54 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 10/07/2025 BY SYS