



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
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
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	2,144	100	2023	2,144	272,771
FGR	441	55	2023	243	30,916
FOP	156	30	2023	47	5,980
FOP	216	30	2023	65	8,269

TOTALS 2,957 2,499 317,936

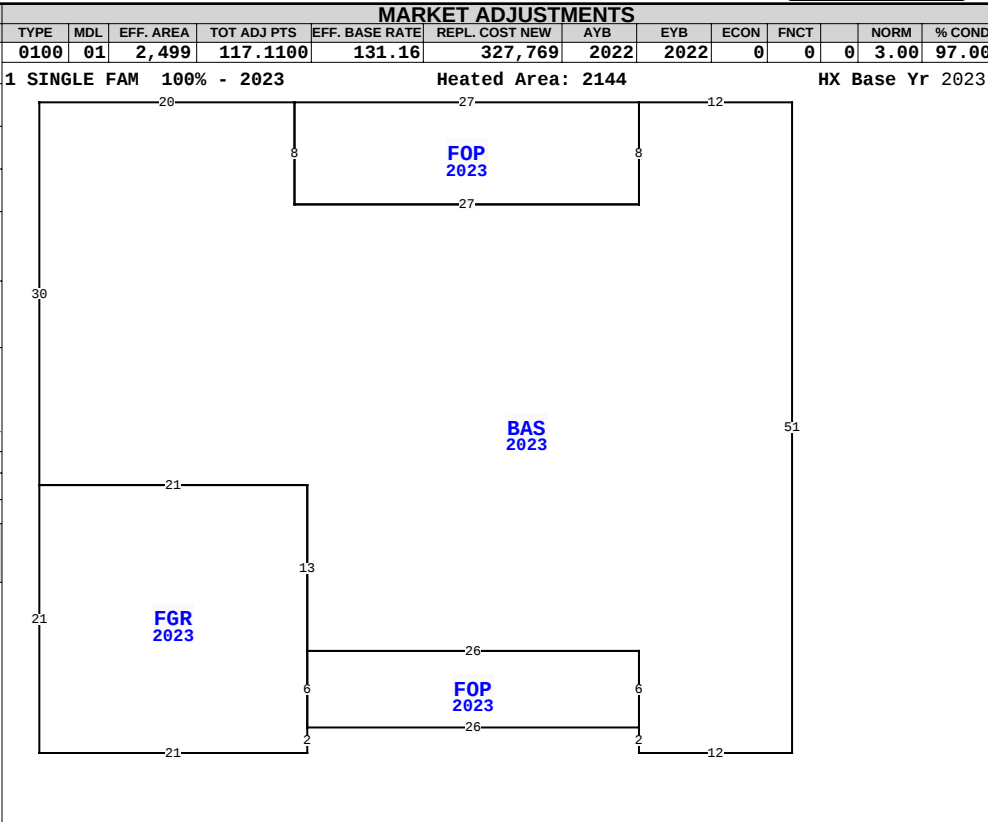
EXTRA FEATURES

L N	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	2,039.00	UT	3.00	3.00	100	2023	2022		100	6,117	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2024	2023		100	7,500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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



3981 NW RIVER SEBASTIAN LN, LAKE CITY

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

TOTAL OB/XF	16,417
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TOTAL LND UTS	1.00
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Total Acres: 0.53 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	317,936
TOTAL MARKET OB/XF VALUE	16,417
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	358,353
SOH/AGL Deduction	200,492
ASSESSED VALUE	157,861
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	107,139
TOTAL JUST VALUE	358,353
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047157	Storage Building	8,826	05/08/2023

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/2325	12/19/2022	WD	Q	I	01	362,700

SALES DATA

GRANTOR: ADAMS HOMES OF NORTH

GRANTEE: CHAPMAN BAYLASS GLE

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=2023;ORIG=-65,-45] S30 E21 S13 E26 S6 S2 E12 N51 W12 S8 W27 N8 W20 \$
FOP=[YR=2023;ORIG=-45,-45] E27 S8 W27 N8 \$
FOP=[YR=2023;ORIG=-44,-2] E26 S6 W26 N6 \$
FGR=[YR=2023;ORIG=-65,-15] S21 E21 N2 N6 N13 W21 \$