LOT 16 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

PATEL DHRUPAD J/PATEL NIKITABEN BHARATKUMAR
3988 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32055

2025

34-3S-16-02461-316

BUILDING CHARACTERISTICS

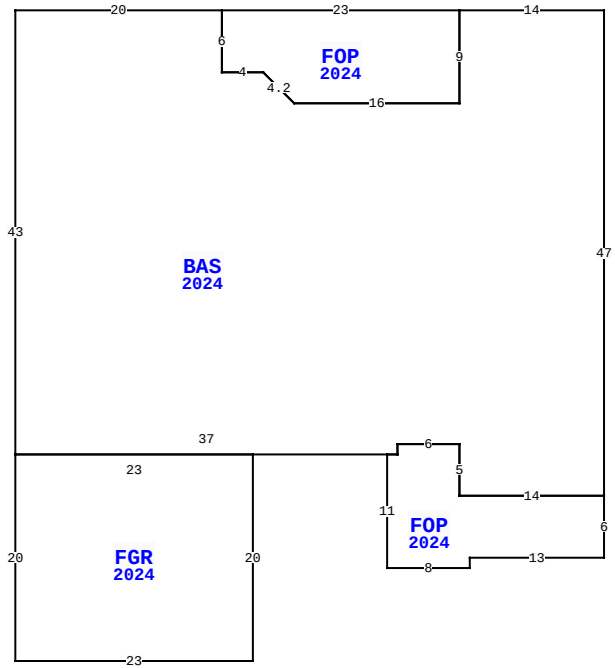
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,311	100	2024	2,311	288,777
FGR	460	55	2024	253	31,615
FOP	168	30	2024	50	6,248
FOP	191	30	2024	57	7,123
TOTALS	3,130			2,671	333,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,671	112.7000	126.22	337,134	2023	2023	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2311 HX Base Yr



3988 NW RIVER SEBASTIAN LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	333,763
TOTAL MARKET OB/XF VALUE	4,860
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	362,623
SOH/AGL Deduction	0
ASSESSED VALUE	362,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	362,623
TOTAL JUST VALUE	362,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	344,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00299	SFR		05/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/1850	4/27/2023	WD	Q	I	01	371,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: PATEL DHRUPAD J						
1425/211	11/19/2020	WD	Q	V	05	312,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2024;ORIG=60,59] S20 E23 N20 W23 $
FOP=[YR=2024;ORIG=80,16] S6 E4 D3R3 E16 N9 W23 $
FOP=[YR=2024;ORIG=96,59] S11 E8 N1 E13 N6 W14 N5 W6 S1 W1 $
BAS=[YR=2024;ORIG=117,16] W14 S9 W16 U3L3 W4 N6 W20 S43 E37 N1 E6 S5 E14 N47 $
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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	1,620.00	UT	3.00	3.00	100	2024	2023		100	4,860	

LAND DESCRIPTION

TOTAL OB/XF 4,860

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 07/13/2023 BY ME Total Acres: 0.38 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/06/2025 BY SYS