LOT 25 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

PATEL NILESH R/PATEL RUPAL
3696 W US HWY 90
LAKE CITY, FL 32055

2025

34-3S-16-02461-325

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		3.5 100
Bathrooms		4 100
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

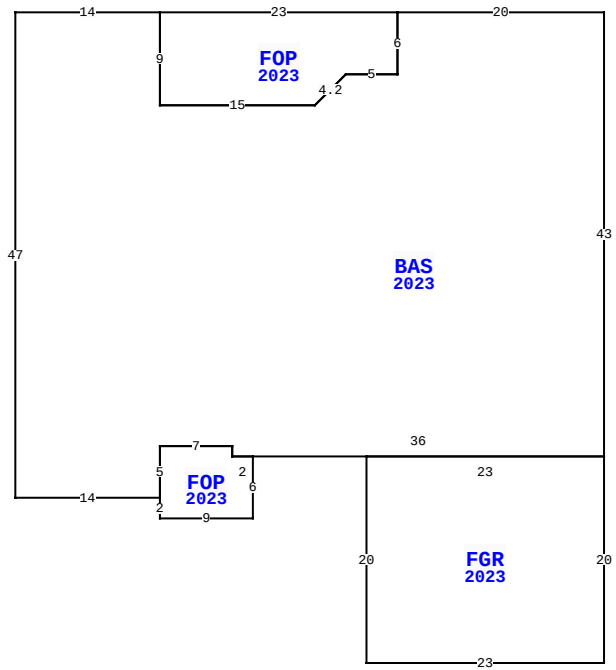
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,313	100	2023	2,313	309,750
FGR	460	55	2023	253	33,881
FOP	61	30	2023	18	2,411
FOP	188	30	2023	56	7,499
TOTALS	3,022			2,640	353,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,640	122.0100	136.65	360,756	2022	2022	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2313 HX Base Yr



3965 NW CANTERBURY 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	353,541
TOTAL MARKET OB/XF VALUE	3,369
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	380,910
SOH/AGL Deduction	38,299
ASSESSED VALUE	342,611
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	342,611
TOTAL JUST VALUE	380,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
202000756	NEW SFR		02/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1460/1381	2/22/2022	WD	Q	I	01	295,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: PATEL NIIESH R						
1425/211	11/19/2020	WD	Q	V	05	312,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,-10] W20 S6 W5 D3L3 W15 N9 W14 S47 E14 N5 E7 S1 E36 N43 $
FGR=[YR=2023;ORIG=-3,33] E23 S20 W23 N20 $
FOP=[YR=2023;ORIG=0,-10] W23 S9 E15 U3R3 E5 N6 $
FOP=[YR=2023;ORIG=-16,32] W7 S5 S2 E9 N6 W2 N1 $
.

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	1,123.00	UT	3.00	3.00	100	2023	2022		100	3,369	

LAND DESCRIPTION

TOTAL OB/XF 3,369

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 06/06/2023 BY KS Total Acres: 0.33 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/01/2025 BY SYS