

LOT 43 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

PEREZ MARIBEL HERNANDEZ
4010 NW CANTERBURY LN
LAKE CITY, FL 32055

2026

34-3S-16-02461-343

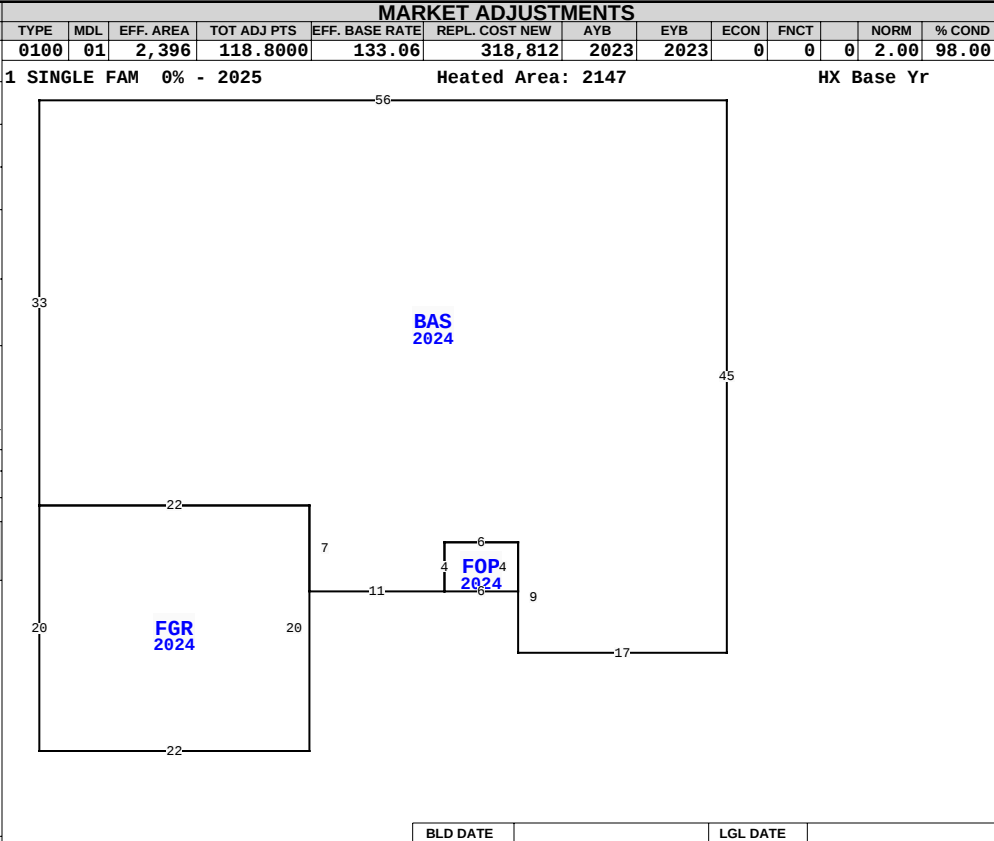


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,147	100	2024	2,147	279,966
FGR	440	55	2024	242	31,557
FOP	24	30	2024	7	912

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	780.00	UT	3.00	3.00	
2	0294	SHED WOOD/	0	0	12	18	216.00	UT	18.00	18.00	
3	0169	FENCE/WOOD	0	0	0	0	248.00	UT	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	



4010 NW CANTERBURY LN, LAKE CITY				BLD DATE	LGL DATE	05/01/2023	MLU
				XF DATE	LAND DATE		
				INC DATE	AG DATE		

TOTAL OB/XF											
9,948											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE		312,436			
TOTAL MARKET OB/XF VALUE		9,948			
TOTAL LAND VALUE - MARKET		24,000			
TOTAL MARKET VALUE		346,384			
SOH/AGL Deduction		0			
ASSESSED VALUE		346,384			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		346,384			
TOTAL JUST VALUE		346,384			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		349,572			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1519/2034	7/22/2024	WD	U	I	11	100	
GRANTOR: HERNANDEZ IRVING SALA							
GRANTEE: PEREZ MARIBEL HERNANDEZ							
1503/2264	11/30/2023	WD	Q	I	01	355,000	
GRANTOR: ADAMS HOMES OF NORTHW							
GRANTEE: HERNANDEZ IRVING SA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=70,10] W56 S33 E22 S7 E11 N4 E6 S9 E17 N45 \$											
FGR=[YR=2024;ORIG=14,43] E22 S20 W22 N20 \$											
FOP=[YR=2024;ORIG=47,46] E6 S4 W6 N4 \$											