LOT 2C FOREST PLANTATION COMMERC
WD 1231-151, DC 1356-1857, WD 14

THE PINES AS FOREST MEADOWN LLC
175 NW AMENITY CT
LAKE CITY, FL 32055

2026

34-3S-16-02461-602

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		4 100
Condition Adj	03	03 100
Quality	06	06

DOR CODE 0800 MULTI-FAM <10
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 34316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,397	100	2025	2,397	268,081
FOP	200	30	2025	60	6,710
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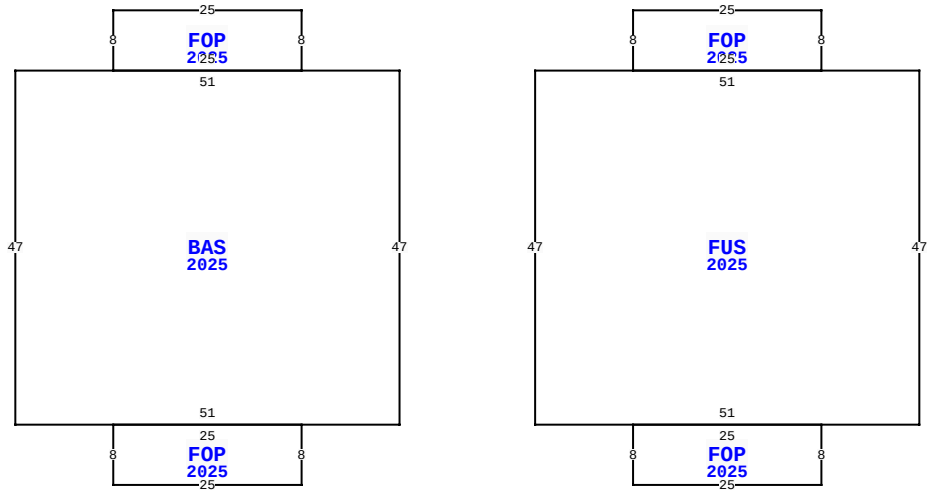
FOP	200	30	2025	60	6,710
FUS	2,397	100	2025	2,397	268,081
TOTALS	5,594			5,034	563,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	5,034	132.9009	112.97	568,691	2024	2024	0	0	0	1.00	99.00

1 TRI/QUAD 0% - 2025 Heated Area: 4794 HX Base Yr



450 NW LAKE CITY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	563,004
TOTAL MARKET OB/XF VALUE	10,617
TOTAL LAND VALUE - MARKET	32,322
TOTAL MARKET VALUE	605,943
SOH/AGL Deduction	0
ASSESSED VALUE	605,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	605,943
TOTAL JUST VALUE	605,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	611,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/2650	12/05/2022	QC	U	V	11	100
GRANTOR: GANSKOP PROPERTIES LL						
GRANTEE: THE PINES AS FOREST						
1404/0899	1/24/2020	WD	Q	V	05	50,000
GRANTOR: JEAN B NORTH						
GRANTEE: GANSKOP PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=31,40] W51 N47 E51 S47 $
FOP=[YR=2025;ORIG=18,40] S8 W25 N8 E25 $
FOP=[YR=2025;ORIG=18,-7] W25 N8 E25 S8 $
FUS=[YR=2025;ORIG=100,40] W51 N47 E51 S47 $
FOP=[YR=2025;ORIG=87,40] S8 W25 N8 E25 $
FOP=[YR=2025;ORIG=87,-15] S8 W25 N8 E25 $
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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	749.00	UT	3.00	3.00	100	2025	2024		100	2,247	
2	0260	PAVEMENT-A	0	0	0	0	4,185.00	UT	2.00	2.00	100	2025	2024		100	8,370	

LAND DESCRIPTION

TOTAL OB/XF 10,617

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	0800	C	MULTI-FAM	0		RO	0.00	0.00	23,087.00	SF		1.00	1.00	0.80	1.75	1.40	32,322							

REVIEW DATE 06/07/2023 BY KS Total Acres: 0.53 Total Land Value: 32,322 Market: 0 Agricultural: 0 Common: 32,322 PRINTED 11/18/2025 BY SYS