LOT 8 OAK MEADOW PLANTATION UNIT
816-2412, 897-1327, 924-272, WD

SHISKIN WILLIAM R/SHISKIN GLENDA G
328 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

34-3S-16-02462-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

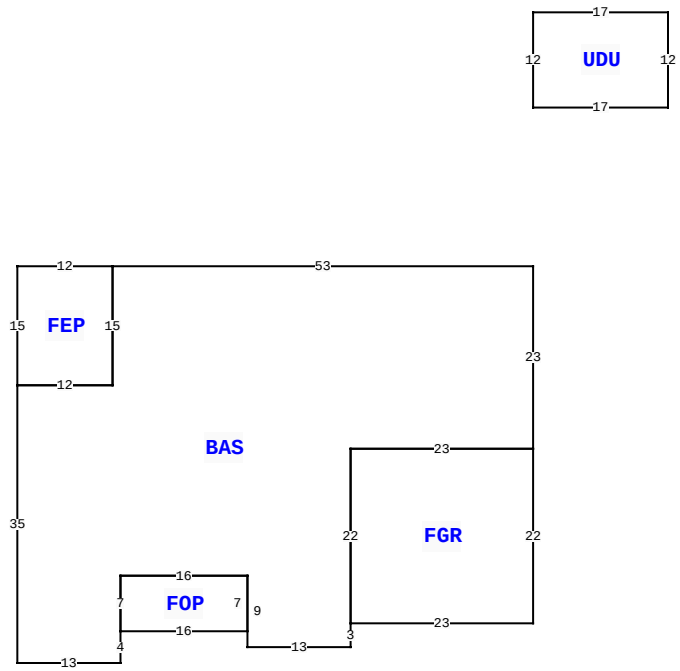
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,247	100		2,247	224,324
FEP	180	80		144	14,376
FGR	506	55		278	27,754
FOP	112	30		34	3,395
UDU	204	55		112	11,181
TOTALS	3,249			2,815	281,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,815	118.8495	133.11	374,705	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2019 Heated Area: 2247 HX Base Yr 2019



328 NW FOREST MEADOWS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		281,029
TOTAL MARKET OB/XF VALUE		6,998
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		323,027
SOH/AGL Deduction		89,400
ASSESSED VALUE		233,627
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,905
TOTAL JUST VALUE		323,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1771	SFR	564	04/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1362/2045	6/19/2018	WD	Q	I	01	250,000
GRANTOR: WAYNE T & BETTY H DIC						
GRANTEE: WILLIAM R & GLENDA						
1092/2706	8/11/2006	WD	Q	I		277,000
GRANTOR: CARTUS CORP						
GRANTEE: WAYNE T & BETTY H D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 FEP= W12 S15 E12 N15$ S15 W12 S35 E13 N4 FOP= E16 N7 W16 S7$ N7 E16 S9 E13 N3 FGR= E23 N22 W23 S22$ N22 E23 N23$ PTR= N20 UDU= E17 N12 W17 S12$ S20$.

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	100	0	0	2,248.00	UT	1.50	1.50	80	2000	2000	3	80	2,698	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,500	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 6,998

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	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/07/2023 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS