

LOT 14 OAK MEADOW PLANTATION UNI
WD 1080-2251, WD 1443-2551, LE 1

SONI DHIMANT/SONI GITA
4089 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32055

2026

34-3S-16-02462-414

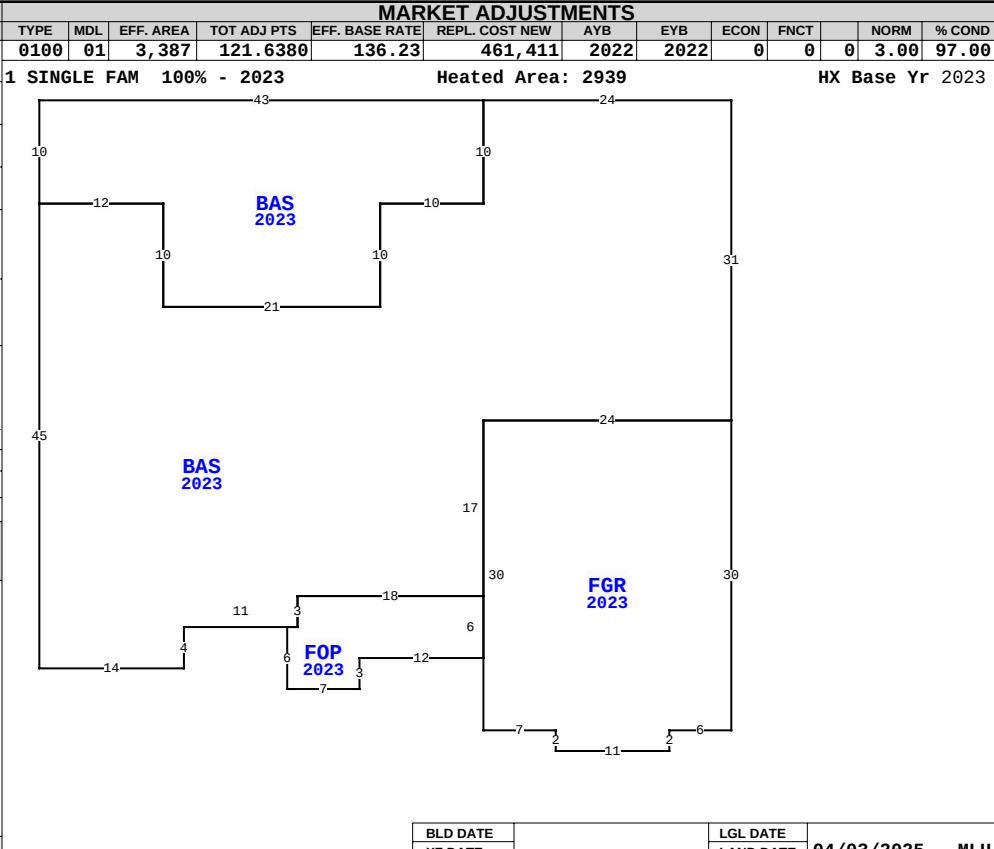
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
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	640	100	2023	640	84,571
BAS	2,299	100	2023	2,299	303,797
FGR	742	55	2023	408	53,915
FOP	132	30	2023	40	5,286
TOTALS	3,813			3,387	447,569

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	0	2,548.00	UT 3.00
2	0104	GENERATOR	0	100	0	0	0	1.00	UT 6,000.00
3	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00



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

TOTAL OB/XF									
15,444									

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					447,569				
TOTAL MARKET OB/XF VALUE					15,444				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					498,013				
SOH/AGL Deduction					79,611				
ASSESSED VALUE					418,402				
TOTAL EXEMPTION VALUE					HX HB 13 418,402				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					498,013				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					502,927				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00667	SFR		11/02/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1545/2158	7/24/2025	WD	Q	I	01	625,000			
GRANTOR: KELII THOMAS AHLO JR									
GRANTEE: SONI DHIMANT									
1493/2424	6/29/2023	LE	U	I	14	0			
GRANTOR: KELII THOMAS AHLO JR									
GRANTEE: KELII THOMAS AHLO J									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=100,10] W24 S10 W10 S10 W21 N10 W12 S45 E14 N4 E11 N3 E18 N17 E24 N31 \$									
FGR=[YR=2023;ORIG=100,41] W24 S30 E7 S2 E11 N2 E6 N30 \$									
BAS=[YR=2023;ORIG=76,10] W43 S10 E12 S10 E21 N10 E10 N10 \$									
FOP=[YR=2023;ORIG=76,58] W18 S3 W1 S6 E7 N3 E12 N6 \$									