W DIV: BEG 410 FT W OF NE COR, R
105 FT, E 85 FT N 105 FT TO POB.

FORSYTH BRYAN AUSTIN/WORRELL ROBERT M
3659 NW HUNTSBORO ST, APT 102
LAKE CITY, FL 32055

2026

00-00-00-12254-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

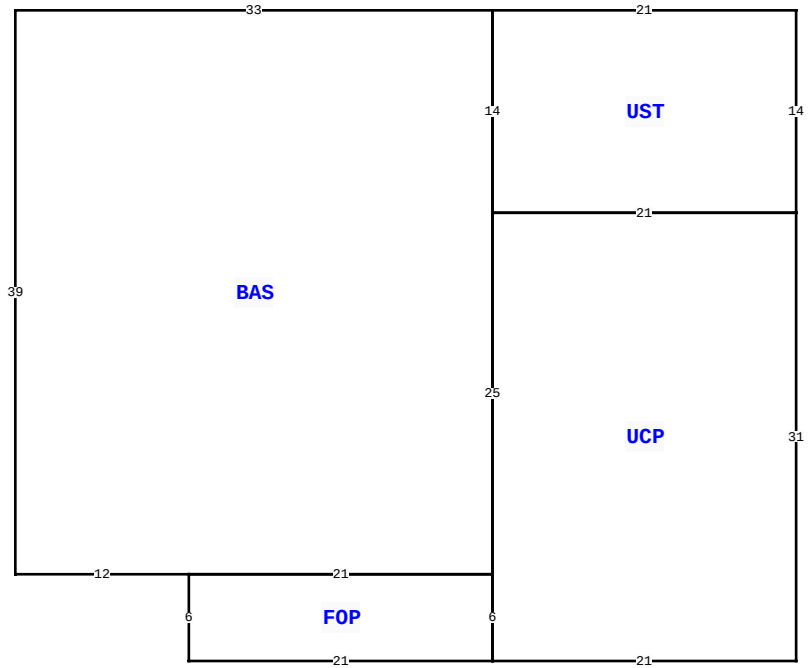
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 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	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,287	100		1,287	55,459
FOP	126	30		38	1,638
UCP	651	20		130	5,602
UST	294	45		132	5,688
TOTALS	2,358			1,587	68,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,587	108.0000	123.12	195,391	1915	1915	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 2022 Heated Area: 1287 HX Base Yr



328 NW MADISON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	68,387
TOTAL MARKET OB/XF VALUE	1,460
TOTAL LAND VALUE - MARKET	8,417
TOTAL MARKET VALUE	78,264
SOH/AGL Deduction	0
ASSESSED VALUE	78,264
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,264
TOTAL JUST VALUE	78,264
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046862	Roof Replacement	7,200	03/29/2023
000045593	Remodel	8,400	09/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/27	1/08/2025	QC	U	I	11	100
GRANTOR: FORSYTH BRYAN AUSTIN						
GRANTEE: FORSYTH BRYAN AUSTI						
1448/1804	9/29/2021	PB	U	I	11	0
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S39 E12 FOP= S6 E21N6 W21$ E21 UCP= S6 E21 N31 W21 S25$ N25 UST= E21 N14 W21S14$ N14$.

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	0294	SHED WOOD/	0	0	12	14	168.00	UT	7.50	7.50	100	1993	1993	3	100	1,260	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,460

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		00	0.00	0.00	8,860.00	SF		1.00	1.00	1.00	0.95	0.95	8,417							

REVIEW DATE 07/19/2023 BY jerry Total Acres: 0.20 Total Land Value: 8,417 Market: 0 Agricultural: 0 Common: 8,417 PRINTED 05/08/2026 BY SYS