COMM SW COR OF NW1/4 OF SE1/4, E
678.09 FT, E 288.75 FT, N 239.03
CONT N 405.77 FT, W 28.18 FT TO

ANANT SHANTI
340 SW PLANTATION TER
LAKE CITY, FL 32025

2027

12-4S-16-02941-001

BUILDING CHARACTERISTICS

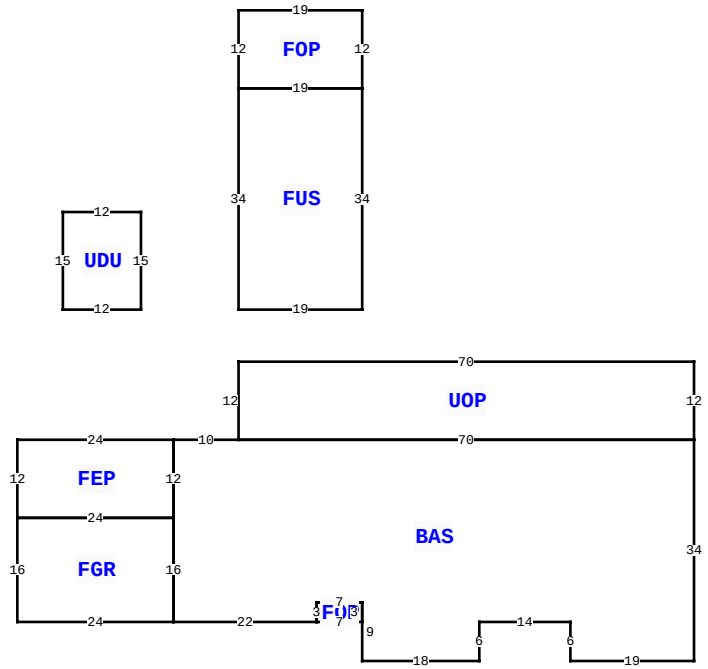
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,441	100		2,441	271,142
FEP	288	80		230	25,548
FGR	384	55		211	23,438
FOP	21	30		6	666
FOP	228	30		68	7,554
FUS	646	100		646	71,757
UDU	180	55		99	10,997
UOP	840	20		168	18,662
TOTALS	5,028			3,869	429,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,869	155.3506	170.89	661,173	1978	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 3087 HX Base Yr 2015



340 SW PLANTATION TER, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	15,000	
4	0320	WATER TRMT	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	3,000	
5	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
6	0253	LIGHTING	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	
7	0253	LIGHTING	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	2,500	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
9	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		429,762
TOTAL MARKET OB/XF VALUE		40,436
TOTAL LAND VALUE - MARKET		157,490
TOTAL MARKET VALUE		627,688
SOH/AGL Deduction		146,746
ASSESSED VALUE		480,942
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		429,531
TOTAL JUST VALUE		627,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		635,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051636	Roof Replacement	16,900	11/25/2024
30514	MAINT/ALTR	60	10/12/2012
11050	GARAGE	175	04/18/1996
10569	PUMP/UTPOL	30	12/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/738	10/03/2023	LE	U	I	14	100
GRANTOR:						
GRANTEE:						
1277/1490	7/03/2014	WD	Q	I	05	399,000
GRANTOR: MARSHALL & DIANA S DO						
GRANTEE: SHANTI ANANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FEP= W24 S12 E24 N12$ S12 FGR= W24 S16 E24 N16$ S16 E22 FOP= E7 N3 W7 S3$ N3 E7 S9 E18 N6 E14 S6 E19 N34 W70 UOP= N12 E70 S12 W70$PTR=N20 FUS= E19 N34 FOP= N12 W19 S12 E19$ W19 S34$ W15 UDU= N15 W12 S15 E12$ E15 S20$.

LAND DESCRIPTION

TOTAL OB/XF 40,436

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	9501	C	LOW LOT	0		A-1	0.00	0.00	1.15	AC		1.00	1.00	0.10	26,000.00	2,600.00	2,990							
3	9900	C	AC NON-AG	100		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							
4	0000	C	VAC RES	100		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	56,000							

REVIEW DATE 12/09/2024 BY JS Total Acres: 13.53 Total Land Value: 157,490 Market: 0 Agricultural: 0 Common: 157,490 PRINTED 11/17/2026 BY SYS