

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

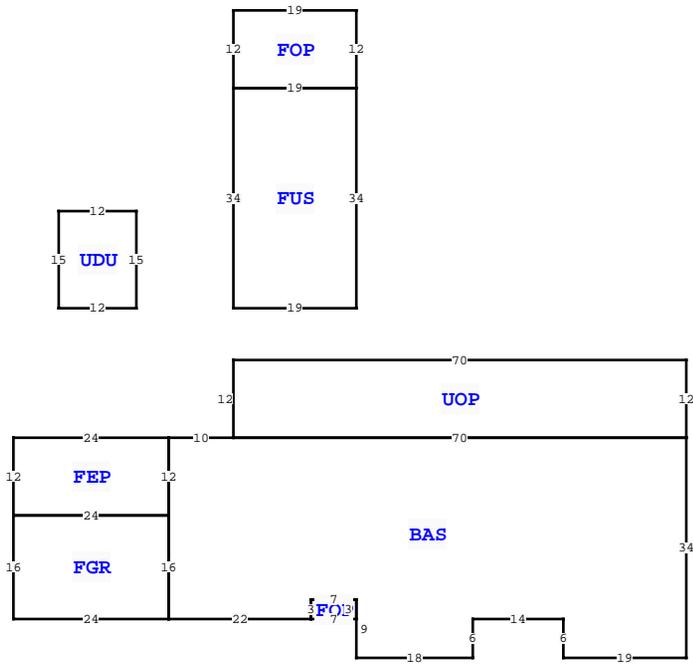
ANANT SHANTI  
340 SW PLANTATION TER  
LAKE CITY, FL 32025

**2026**

12-4S-16-02941-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	2,441	100	
FEP	288	80	
FGR	384	55	
FOP	21	30	
FOP	228	30	
FUS	646	100	
UDU	180	55	
UOP	840	20	
TOTALS	5,028		

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	173.99	673,167	1978	1990	0	0	35.00	65.00
1 SINGLE FAM 100% - 2015 Heated Area: 3087 HX Base Yr 2015											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		437,559	
TOTAL MARKET OB/XF VALUE		40,436	
TOTAL LAND VALUE - MARKET		157,490	
TOTAL MARKET VALUE		635,485	
SOH/AGL Deduction		168,377	
ASSESSED VALUE		467,108	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		415,697	
TOTAL JUST VALUE		635,485	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		642,216	

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

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	OB/XF MKT VALUE
1	0180	FPLC 1STRY	2,000.00
2	0166	CONC, PAVMT	800.00
3	0260	PAVEMENT-A	15,000.00
4	0320	WATER TRMT	3,000.00
5	0280	POOL R/CON	14,336.00
6	0253	LIGHTING	800.00
7	0253	LIGHTING	2,500.00
8	0169	FENCE/WOOD	800.00
9	0080	DECKING	1,200.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0
2	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	1993
3	0260	PAVEMENT-A	0	100	0	1.00	UT	0.00	0.00	100	1993
4	0320	WATER TRMT	0	0	0	1.00	UT	0.00	0.00	100	1995
5	0280	POOL R/CON	0	100	32	512.00	UT	70.00	70.00	100	1996
6	0253	LIGHTING	0	100	0	1.00	UT	0.00	0.00	100	1996
7	0253	LIGHTING	0	100	0	1.00	UT	0.00	0.00	100	1996
8	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2009
9	0080	DECKING	0	100	0	1.00	UT	0.00	0.00	100	2009

LAND DESCRIPTION				TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0
2	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	1993
3	0260	PAVEMENT-A	0	100	0	1.00	UT	0.00	0.00	100	1993
4	0320	WATER TRMT	0	0	0	1.00	UT	0.00	0.00	100	1995
5	0280	POOL R/CON	0	100	32	512.00	UT	70.00	70.00	100	1996
6	0253	LIGHTING	0	100	0	1.00	UT	0.00	0.00	100	1996
7	0253	LIGHTING	0	100	0	1.00	UT	0.00	0.00	100	1996
8	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2009
9	0080	DECKING	0	100	0	1.00	UT	0.00	0.00	100	2009

BUILDING NOTES			
340 SW PLANTATION TER, LAKE CITY			

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\$.			