

LOT 10 FOREST COUNTRY PHASE 1.
748-397, 866-76, 936-2776,
PB 1316-1226, WD 1333-2727, QC

DREW DEVELOPMENT LLC
PO BOX 3488
LAKE CITY, FL 32056

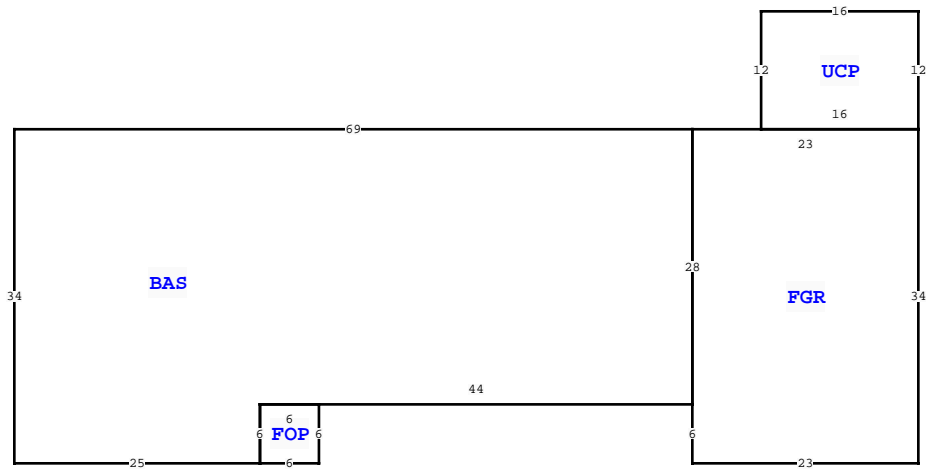
2026

16-4S-16-03048-010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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	16416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,082	100	
FGR	782	55	
FOP	36	30	
UCP	192	20	
TOTALS	3,092		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,561	117.7344	131.86	337,693	1979	1979	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 2082 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			219,500
TOTAL MARKET OB/XF VALUE			2,283
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			256,783
SOH/AGL Deduction			0
ASSESSED VALUE			256,783
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			256,783
TOTAL JUST VALUE			256,783
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32418	MAINT/ALTR	50	10/21/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/0053	11/26/2019	CT	U	I	18	126,500
GRANTOR: CLERK OF COURT						
GRANTEE: DREW DEVELOPMENT LL						
1353/1662	2/13/2018	QC	U	I	11	100
GRANTOR: CLAUDETTE C WINSLOW						
GRANTEE: KENNETH J GREEN						

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

BUILDING NOTES	
BAS= W69 S34 E25 FOP= E6 N6 W6 S6\$ N6 E44 FGR= S6 E23 N34UCP= N12 W16 S12 E16 \$ W23 S28\$ N28\$.	

EXTRA FEATURES																	
L N	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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0261	PRCH, UOP	0	0	10	14	140.00	UT	6.50	6.50	75	1993	1993	3	75	683	

LAND DESCRIPTION																								
TOTAL OB/XF 2,283																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							