LOT 2 FOREST COUNTRY PHASE 1 ADD
497-248, DC 1116-349, WD 1270-13

BANNER WILLIAM LESTER JR/BANNER ADRIANE H
428 SW SLASH LN
LAKE CITY, FL 32024

2026

16-4S-16-03048-017

BUILDING CHARACTERISTICS

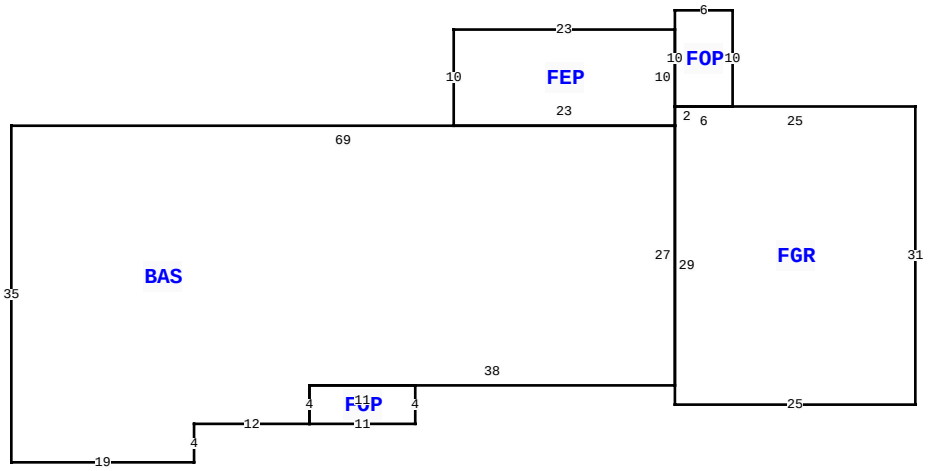
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	05	05
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,063	100		2,063	190,539
FEP	230	80		184	16,994
FGR	775	55		426	39,345
FOP	44	30		13	1,200
FOP	60	30		18	1,662
TOTALS	3,172			2,704	249,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,704	110.8800	124.19	335,810	1980	2000	0	0	0	25.63	74.37

1 SINGLE FAM 100% - 2021 Heated Area: 2063 HX Base Yr 2021



428 SW SLASH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2016	2016	3	82	29,389	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	249,742
TOTAL MARKET OB/XF VALUE	33,189
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	317,931
SOH/AGL Deduction	76,620
ASSESSED VALUE	241,311
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	189,900
TOTAL JUST VALUE	317,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042481	Remodel	13,000	08/04/2021
33946	POOL	220	04/11/2016
32752	REMODEL	115	03/09/2015
31894	MAINT/ALTR	200	04/16/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/1461	7/24/2025	LE	U	I	14	100
GRANTOR: BANNER WILLIAM LESTER						
GRANTEE: BANNER WILLIAM LEST						
1415/2547	7/22/2020	WD	Q	I	01	282,000
GRANTOR: JEAN-MARC D & LESLEY						
GRANTEE: WILLIAM LESTER JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W25 FOP= N10 E6 S10 W6$ S2 FEP= N10 W23 S10 E23 $ BAS= W69 S35 E19 N4 E12 FOP= E11 N4 W11 S4$ N4 E38 N27$S29 E25 N31$.

LAND DESCRIPTION

TOTAL OB/XF 33,189

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/18/2024 BY KS Total Acres: 0.73 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/02/2026 BY SYS