LOT 1 FOREST PLANTATION UNIT 1
WD 1255-2689, WD 1328-550,
CWD 1331-1855,

MOHAN CHANDLER TRUSTEE OF
THE MOHAN LIVING TRUST, P O BOX 1646
LAKE CITY, FL 32056

2027

34-3S-16-02461-101

BUILDING CHARACTERISTICS

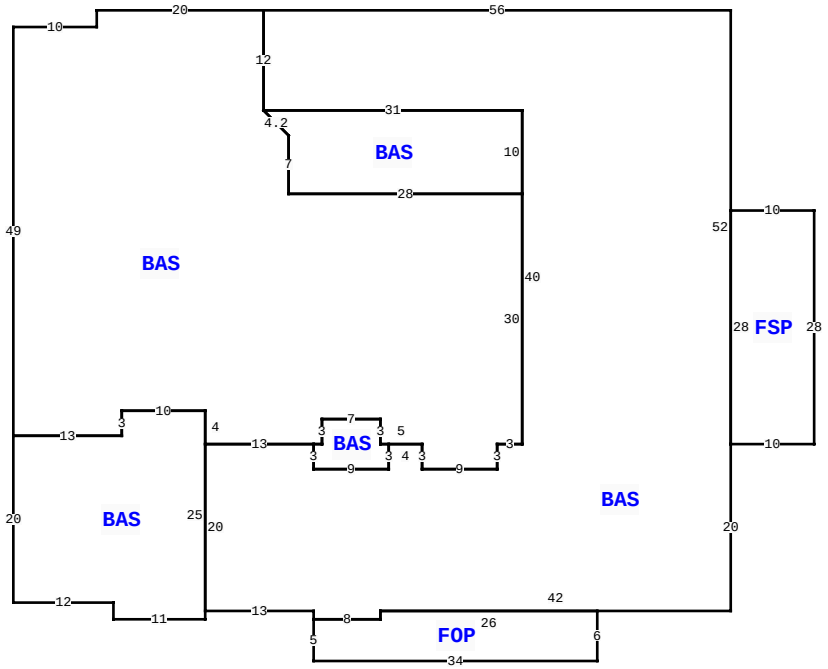
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	32	HARDIE BRD 40
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	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	34316.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100		48	4,195
BAS	285	100		285	24,911
BAS	512	100		512	44,753
BAS	2,449	100		2,449	214,062
BAS	2,886	100		2,886	252,259
FOP	196	30		59	5,157
FSP	280	40		112	9,789
TOTALS	6,656			6,351	555,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,351	111.9195	123.11	781,872	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2017 Heated Area: 6180 HX Base Yr 2017



187 NW FOREST MEADOWS AVE, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	2,055.00	UT	1.50	1.50	100	1996	1996	3	100	3,083	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,800	
3	0166	CONC,PAVMT	0	100	43	58	2,494.00	UT	2.00	2.00	100	2016	2016	3	100	4,988	
4	0169	FENCE/WOOD	0	100	0	0	376.00	UT	15.50	15.50	100	2016	2016	3	100	5,828	
5	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2016	2016	3	82	29,389	
6	0296	SHED METAL	0	100	24	30	720.00	UT	9.00	9.00	100	2017	2017	3	100	6,480	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		555,129
TOTAL MARKET OB/XF VALUE		58,268
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		648,397
SOH/AGL Deduction		181,891
ASSESSED VALUE		466,506
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		415,095
TOTAL JUST VALUE		648,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		658,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
376	MAINT/ALTR	0	04/07/2017
424	ADDN SFR	450	11/10/2014
347	ADDN SFR	144	09/16/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/1855	2/22/2017	WD	U	I	11	100
GRANTOR: CHANDLER MOHAN (TRSTE						
GRANTEE: CHANDLER MOHAN (TRS						
1328/0550	12/16/2016	WD	U	I	11	100
GRANTOR: EMORY INVESTING CORPO						
GRANTEE: THE MOHAN REVOCABLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S2 W10 S49 BAS= S20 E12 S2 E11 N25 W10 S3 W13$ E13N3 E10 S4 BAS= S20 E13 S1 FOP= S5 E34 N6 W26 S1 W8$ E8 N1 E42 N20 FSP= E10 N28 W10 S28$ N52 W56 S12 E31 S40 W3 S3 W9 N3 W4 S3 W9 N3 W13$ E13 BAS= S3 E9 N3 W1 N3 W7 S3 W1$ E1 N3 E7 S3 E5 S3 E9 N3 E3 N30 BAS= N10 W31 D3 R3 S7 E28$ W28 N7 L3 U3 N12$.

LAND DESCRIPTION

TOTAL OB/XF 58,268

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 07/15/2025 BY TW Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS