LOT 2 FOREST PLANTATION UNIT 1
858-2300, WD 1069-660, WD 1478-1

WILSON LAWRENCE
4162 NW TELAIR GLN
LAKE CITY, FL 32055

2026

34-3S-16-02461-102

BUILDING CHARACTERISTICS

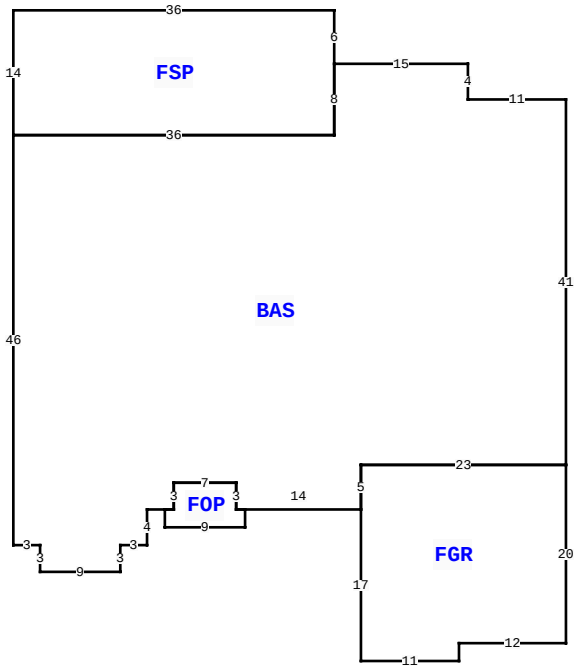
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	2,719	100		2,719	289,693
FGR	482	55		265	28,234
FOP	39	30		12	1,279
FSP	504	40		202	21,522
TOTALS	3,744			3,198	340,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,198	118.1460	132.32	423,159	2006	2006	0	0	0	19.48	80.52

1 SINGLE FAM 100% - 2023 Heated Area: 2719 HX Base Yr 2023



4162 NW TELFAIR GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		340,728
TOTAL MARKET OB/XF VALUE		13,494
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		389,222
SOH/AGL Deduction		13,993
ASSESSED VALUE		375,229
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		318,818
TOTAL JUST VALUE		389,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045012	Roof Replacement	22,230	07/21/2022
3902	POOL ENCL	50	09/06/2006
3840	POOL	115	08/04/2006
3589	SFR	760	02/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/1281	10/28/2022	WD	Q	I	01	405,600
GRANTOR: SEAY WILLIAM AUSTIN						
GRANTEE: WILSON LAWRENCE						
1069/0660	12/21/2005	WD	Q	V		40,000
GRANTOR: DELEON						
GRANTEE: SEAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N4 W15 FSP= N6 W36 S14 E36 N8$ S8 W36 S46 E3 S3 E9 N3 E3 N4 E2 FOP= S2 E9 N2 W1 N3 W7 S3 W1$ E1 N3 E7 S3 E14 FGR= S17 E11 N2 E12 N20 W23 S5$ N5 E23 N41$.

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	2006	2006	3	100	2,000	
2	0220	JACUZZI	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	5,500	
3	0166	CONC,PAVMT	0	100	0	0	1,998.00	UT	3.00	3.00	100	2006	2006	3	100	5,994	

LAND DESCRIPTION

TOTAL OB/XF 13,494

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/02/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/19/2026 BY SYS