LOT 3 FOREST PLANTATION UNIT 1

ORB 878-1007,

SANDERS WILLIAM D/SANDERS ANITA M
4154 NW TELFAIR GLN
LAKE CITY, FL 32055

2027

34-3S-16-02461-103

BUILDING CHARACTERISTICS

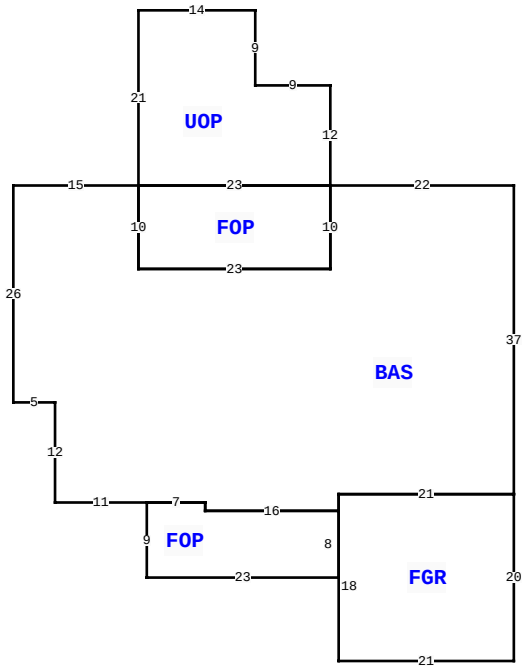
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,985	100		1,985	193,934
FGR	420	55		231	22,569
FOP	191	30		57	5,569
FOP	230	30		69	6,741
UOP	402	20		80	7,816
TOTALS	3,228			2,422	236,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,422	123.2700	135.60	328,423	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2000 Heated Area: 1985 HX Base Yr 2000



4154 NW TELFAIR GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	236,629
TOTAL MARKET OB/XF VALUE	2,291
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	273,920
SOH/AGL Deduction	76,995
ASSESSED VALUE	196,925
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	145,514
TOTAL JUST VALUE	273,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1532	SFR	489	04/29/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0878/1007	4/05/1999	WD	Q	V		21,500

GRANTOR: RUSSELL NORTH AS TRUS

GRANTEE: SANDERS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N12 W9 N9 W14 S21 E23$ FOP= W23 S10 E23 N10$ S10 W23 N10 W15 S26 E5 S12 E11 FOP= S9 E23 N8 W16 N1 W7$ E7 S1 E16 FGR= S18 E21 N20 W21 S2$ N2 E21 N37 $.

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	1,527.00	UT	1.50	1.50	100	1999	1999	3	100	2,291	

LAND DESCRIPTION

TOTAL OB/XF 2,291

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: 0.93 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS