LOT 4 FOREST PLANTATION UNIT 1.
835-1327, 897-1910, WD 1003-1309

ALEXANDER MICHAEL ROBERT
4161 NW TELFAIR GLN
LAKE CITY, FL 32055

2026

34-3S-16-02461-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

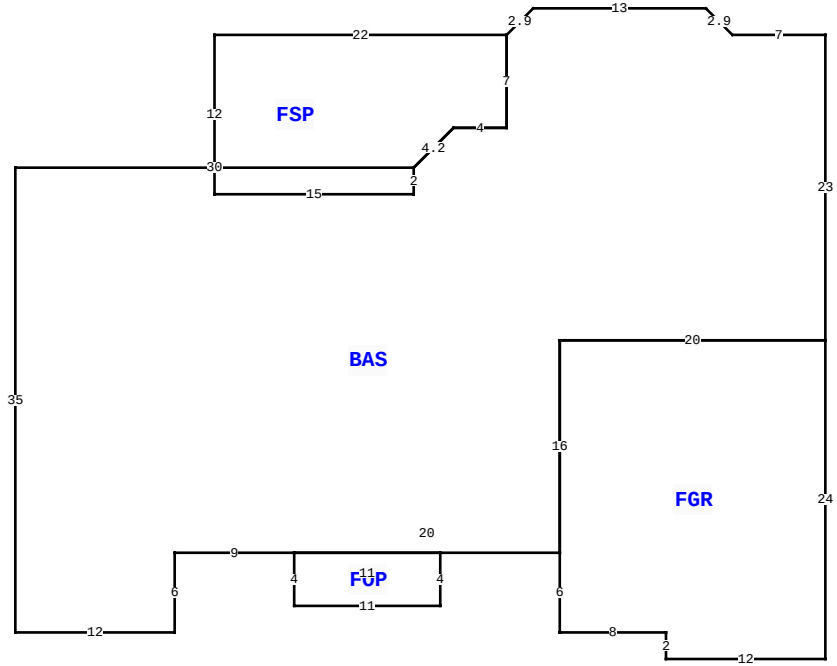
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	34316.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,808	100		1,808	171,484
FGR	464	55		255	24,186
FOP	44	30		13	1,233
FSP	234	40		94	8,916
TOTALS	2,550			2,170	205,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,170	119.0228	135.69	294,447	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 100% - 2022 Heated Area: 1808 HX Base Yr 2022



4161 NW TELFAIR GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		205,818
TOTAL MARKET OB/XF VALUE		3,527
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		244,345
SOH/AGL Deduction		28,906
ASSESSED VALUE		215,439
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,028
TOTAL JUST VALUE		244,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			12/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1430/1604	2/17/2021	PB	U	I	18	0
GRANTOR: ALEXANDER BRUCE						
GRANTEE: ALEXANDER MICHAEL R						
1003/1309	12/29/2003	WD	Q	I		154,000
GRANTOR: DAVID W & PATRICIA P						
GRANTEE: BRUCE & BARBARA ALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 U2 L2 W13 L2 D2 FSP= W22 S12 E15 N2 U3 R3 E4 N7$ S7 W4 L3 D3 W30 S35 E12 N6 E9 FOP= S4 E11 N4 W11$E20 FGR= S6 E8 S2 E12 N24 W20S16$ N16 E20 N23$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,662.00	UT	2.00	2.00	70	1993	1993	3	70	2,327	

LAND DESCRIPTION

TOTAL OB/XF 3,527

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 04/02/2024 BY JS Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS