LOT 5 FOREST PLANTATION UNIT 1

879-001, WD 1022-1564. DC 1175-2

FANNON BRYAN/FANNON JUDY
243 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2027

34-3S-16-02461-105

BUILDING CHARACTERISTICS

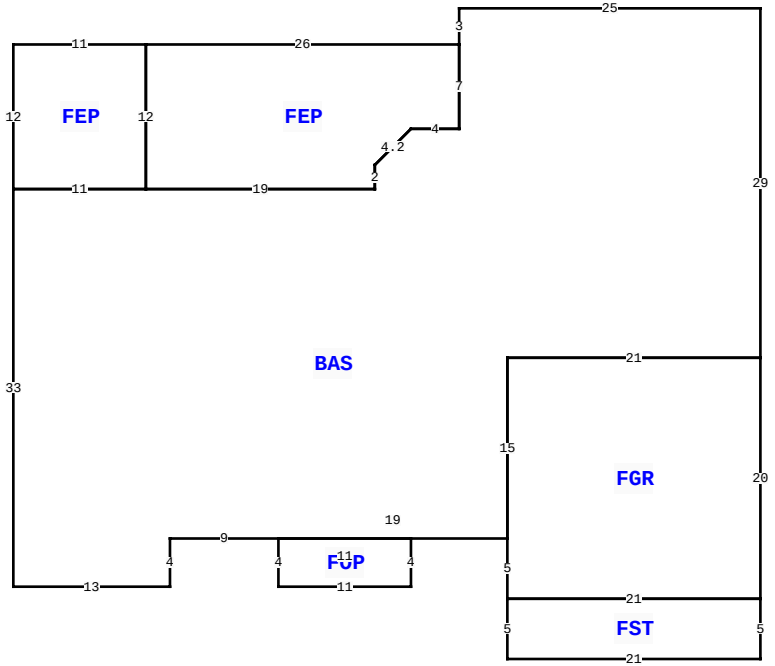
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,941	100		1,941	203,228
FEP	132	80		106	11,099
FEP	282	80		226	23,663
FGR	420	55		231	24,186
FOP	44	30		13	1,361
FST	105	55		58	6,072
TOTALS	2,924			2,575	269,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,575	128.6250	141.49	364,337	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2022 Heated Area: 1941 HX Base Yr 2022



243 NW FOREST MEADOWS AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	269,609
TOTAL MARKET OB/XF VALUE	2,960
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	307,569
SOH/AGL Deduction	19,374
ASSESSED VALUE	288,195
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	236,784
TOTAL JUST VALUE	307,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044279	Solar Power Syste	60,480	04/26/2022
1544	SFR	434	05/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/525	6/04/2021	WD	Q	I	01	272,000
GRANTOR: HARTER ALOYSIUS FRANK						
GRANTEE: FANNON BRYAN						
1297/0485	6/25/2015	WD	U	I	11	100
GRANTOR: ALOYSIUS FRANK HARTER						
GRANTEE: ALOYSIUS FRANK HART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 S3 S7 W4 D3L3 S2 W19 W11 S33 E13 N4 E9 E19 N15 E21 N29 $
FGR=[ORIG=-21,44] S5 E21 N20 W21 S15 $
FEP=[ORIG=-25,3] W26 S12 E19 N2 U3R3 E4 N7 $
FEP=[ORIG=-51,15] N12 W11 S12 E11 $
FST=[ORIG=-21,49] S5 E21 N5 W21 $
FOP=[ORIG=-40,44] S4 E11 N4 W11 $
.

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	1,440.00	UT	1.50	1.50	100	1999	1999	3	100	2,160	
2	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,960

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