LOT 6 FOREST PLANTATION UNIT 1

ORB 897-209,

NESSMITH TAMMY L
279 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2027

34-3S-16-02461-106

BUILDING CHARACTERISTICS

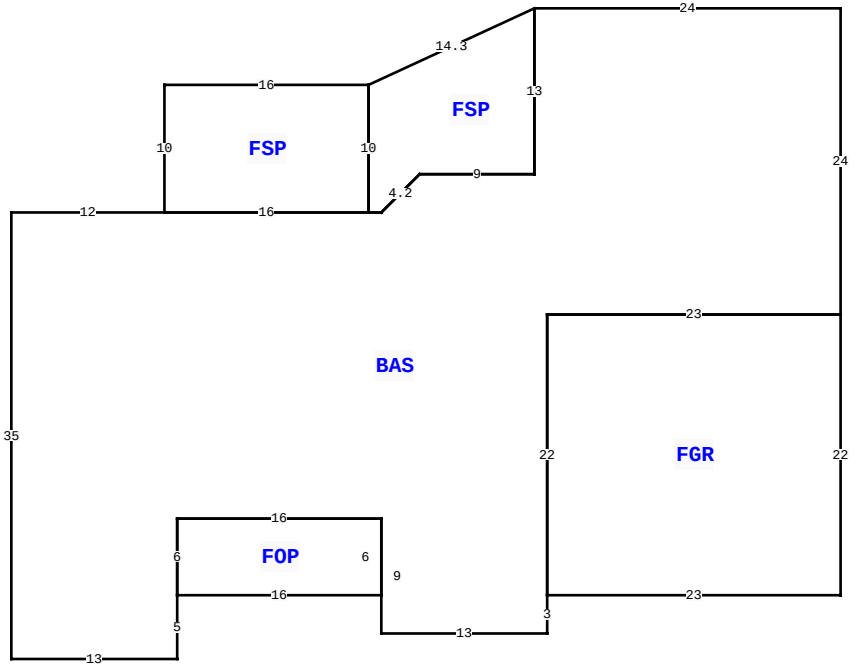
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,868	100		1,868	173,747
FGR	506	55		278	25,857
FOP	96	30		29	2,697
FSP	138	40		55	5,116
FSP	160	40		64	5,953
TOTALS	2,768			2,294	213,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,294	116.3127	127.94	293,494	1999	1999	0	0	0	27.30	72.70

1 SINGLE FAM 100% - 2001 Heated Area: 1868 HX Base Yr 2001



279 NW FOREST MEADOWS AVE, 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		213,370
TOTAL MARKET OB/XF VALUE		5,482
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		253,852
SOH/AGL Deduction		69,597
ASSESSED VALUE		184,255
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		127,844
TOTAL JUST VALUE		253,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1585	SFR	517	07/07/1999
0005			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0897/0209	2/15/2000	WD	Q	I		135,000

GRANTOR: NORTH

GRANTEE: T NESSMITH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= L13 D6 S10 E1 U3 R3 E9 N13$ S13 W9 L3 D3 W1 FSP= N10 W16 S10 E16$ W16 W12 S35 E13 N5 FOP= E16 N6 W16 S6$ N6 E16 S9 E13 N3 FGR= E23 N22 W23 S22$ N22 E23 N24$.

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	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,721.00	UT	1.50	1.50	100	1999	1999	3	100	2,582	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	750	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	900	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 5,482

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