LOT 10 FOREST PLANTATION UNIT
1.

DESAI NEHA
407 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

34-3S-16-02461-110

BUILDING CHARACTERISTICS

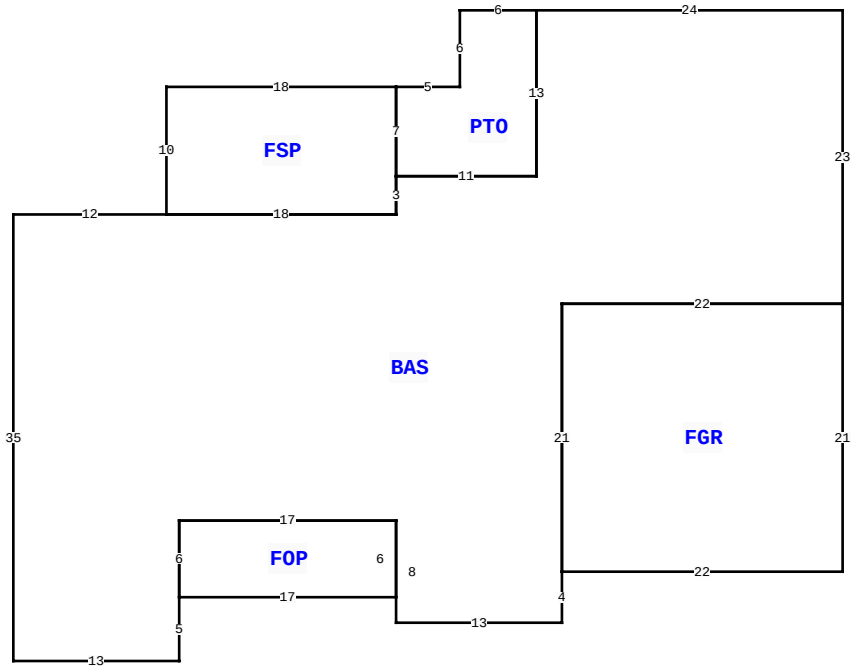
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,850	100		1,850	170,146
FGR	462	55		254	23,361
FOP	102	30		31	2,851
FSP	180	40		72	6,622
PTO	113	5		6	552
TOTALS	2,707			2,213	203,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,213	116.3127	130.27	288,288	1997	1997	0	0	0	29.40	70.60

1 SINGLE FAM 100% - 2013 Heated Area: 1850 HX Base Yr 2013



407 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		203,531
TOTAL MARKET OB/XF VALUE		4,445
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		242,976
SOH/AGL Deduction		74,691
ASSESSED VALUE		168,285
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,874
TOTAL JUST VALUE		242,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/1336	8/24/2012	WD	Q	I	01	140,000
GRANTOR: TRIVINO						
GRANTEE: NEHA DESAI						
1022/1701	7/30/2004	WD	Q	I		150,000
GRANTOR: MEHALKO						
GRANTEE: TRIVINO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S35 E13 N5 FOP= E17N6 W17 S6$ N6 E17 S8 E13 N4 FGR= E22 N21 W22 S21$ N21 E22N23 W24 PTO= W6 S6 W5 S7 E11 N13$ S13 W11 FSP= N7 W18 S10 E18 N3$ S3 W18$.

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	1,584.00	UT	1.50	1.50	80	1997	1997	3	80	1,901	
3	0169	FENCE/WOOD	0	100	32	8	256.00	UT	7.50	7.50	70	1997	1997	3	70	1,344	

LAND DESCRIPTION

TOTAL OB/XF 4,445

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