

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	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
BAS	184	100	
BAS	2,204	100	
FEP	64	80	
FEP	192	80	
FGR	480	55	
FOP	28	30	
TOTALS	3,152		
			2,865
			235,091

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2014								
Heated Area: 2388						HX Base Yr 2014					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		235,091
TOTAL MARKET OB/XF VALUE		2,421
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		272,512
SOH/AGL Deduction		78,025
ASSESSED VALUE		194,487
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,076
TOTAL JUST VALUE		272,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
911	ADDN SFR	0	07/10/2018
911	MAINT/ALTR	0	11/20/2017
1716	SFR	503	01/20/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1266/1468	12/06/2013	WD	Q	I	01	150,000
GRANTOR: HERNANDO INVESTMENT F						
GRANTEE: REJESHKUMAR RITABE						
1266/1466	12/05/2013	QC	U	I	11	100
GRANTOR: KRISTA HARRELSON						
GRANTEE: HERNANDO INVESTMENT						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	0	UT	1.50	1.50	100	2000
431 NW FOREST MEADOWS AVE, LAKE CITY											
										MLU	
										04/14/2026	
										AG DATE	
										2,421	
										NOTES	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 FEP= W16 S12 E16 N12\$ S12 W16 N12 FEP= E16 N4 W16 S4\$ BAS= N4 W23 S8 E23 N4\$ S6 W28 S32 FGR= S20E24 N20 W24\$ E24 S11 E12 FOP= E7 N4 W7 S4\$ N4 E7 S4 E3 D2 R2 E5 R2 U2 E3 N49\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							