LOT 11 FOREST PLANTATION UNIT 1.
894-1234, WD 1252-1040, WD 1264-

PATEL RAJESHKUYMAR C AND RITABEN R TRUST
3993 NW WISTERIA DR
LAKE CITY, FL 32055

2027

34-3S-16-02461-111

BUILDING CHARACTERISTICS

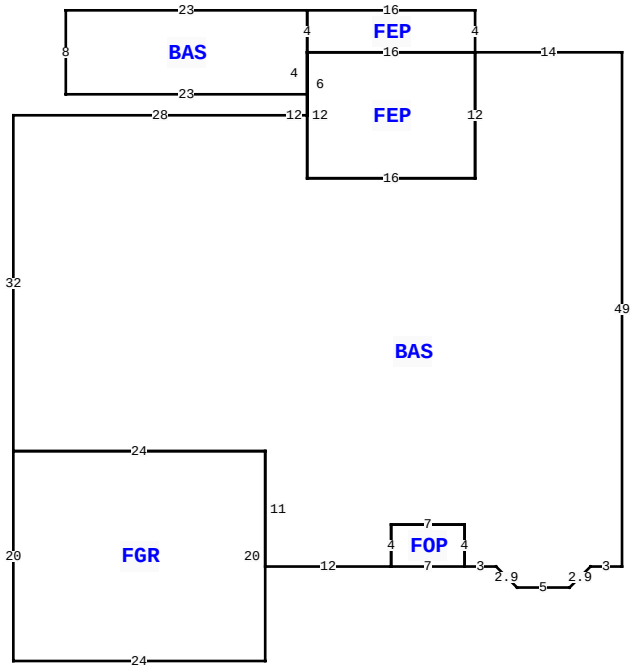
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	184	100		184	14,829
BAS	2,204	100		2,204	177,628
FEP	64	80		51	4,110
FEP	192	80		154	12,411
FGR	480	55		264	21,276
FOP	28	30		8	645
TOTALS	3,152			2,865	230,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,865	112.7175	123.99	355,231	2000	2000	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 2388 HX Base Yr 2014



431 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	230,900
TOTAL MARKET OB/XF VALUE	2,421
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	268,321
SOH/AGL Deduction	67,999
ASSESSED VALUE	200,322
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	148,911
TOTAL JUST VALUE	268,321
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
1570/2388	6/15/2026	QC	U	I	11	100
GRANTOR: PATEL RAJESHKUMAR C						
GRANTEE: PATEL RAJESHKUYMAR						
1266/1468	12/06/2013	WD	Q	I	01	150,000
GRANTOR: HERNANDO INVESTMENT F						
GRANTEE: REJESHKUMAR RITABE						

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$.

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	1,614.00	UT	1.50	1.50	100	2000	2000	3	100	2,421	

LAND DESCRIPTION

TOTAL OB/XF 2,421

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