

LOT 15 FOREST PLANTATION UNIT 1.  
879-1021, WD 1061-1052, WD 1129-

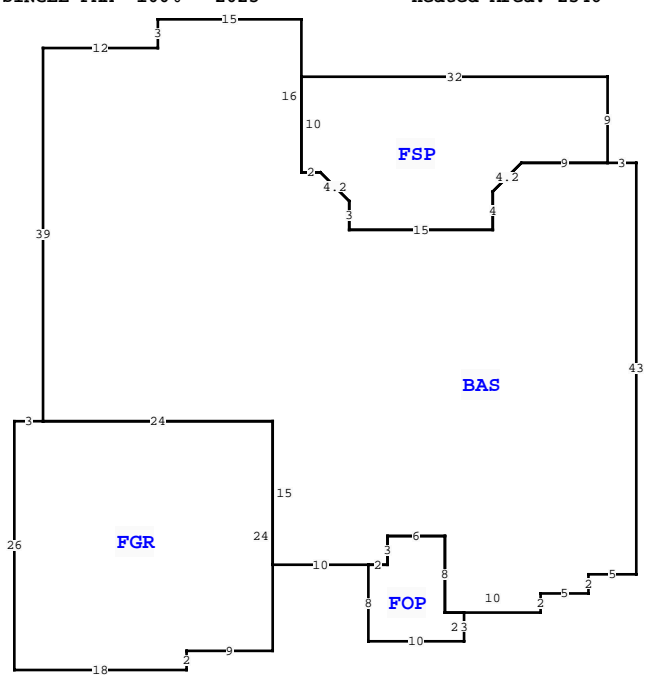
ROST SHAWN  
3968 NW COLONIAL GLN  
LAKE CITY, FL 32055

**2026**

34-3S-16-02461-115  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
19	COMMON BRK 100		
08	IRREGULAR 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
15	HARDTILE 80		
12	HARDWOOD 20		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms 4 100		
	Bathrooms 2.5 100		
	Frame N/A 100		
1.1	1.100		
05	CONV 100		
	Units 0 100		
03	03 100		
01	01 100		
06	06		
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 2,546 100 2,546 289,355		
	FGR 684 55 376 42,733		
	FOP 88 30 26 2,955		
	FSP 407 40 163 18,526		
TOTALS	3,725 3,111 353,568		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,111	125.2755	140.31	436,504	2006	2006	0	0	19.00	81.00
1 SINGLE FAM 100% - 2023 Heated Area: 2546 HX Base Yr 2023											



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		353,568
TOTAL MARKET OB/XF VALUE		17,241
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		405,809
SOH/AGL Deduction		14,488
ASSESSED VALUE		391,321
TOTAL EXEMPTION VALUE	13 HX HB	391,321
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		405,809
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		410,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3551	SFR	763	01/12/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1385	7/30/2020	WD	Q	I	01	308,000
GRANTOR: ELIZABETH H HANSEN & GRANTEE: SHAWN & CYNTHIA ROS						
1404/2098	1/22/2020	QC	U	I	30	0
GRANTOR: LUCILLE B HALL GRANTEE: ELIZABETH H HANSEN						

EXTRA FEATURES																
L N	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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,955.00	UT	3.00	3.00	100	2006	2006	3	100	5,865	
3	0294	SHED WOOD/	0	100	22	484.00	UT	14.00	14.00	100	2007	2007	3	100	6,776	
4	0169	FENCE/WOOD	0	100	0	1.00	UT	2,600.00	2,600.00	100	2023	2022		100	2,600	
TOTALS																

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

BUILDING NOTES	
BAS= W15 S3 W12 S39 FGR= W3 S26 E18 N2 E9 N24 W24\$ E24 S15 E10 FOP= S8 E10 N3 W2 N8 W6 S3 W2\$ E2 N3 E6 S8 E10 N2 E5 N2 E5 N43 W3 FSP= N9 W32 S10 E2 D3 R3 S3 E15 N4 R3 U3 E9\$ W9 D3 L3 S4 W15 N3 L3 U3 W2 N16\$.	

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							