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

ROST SHAWN
3968 NW COLONIAL GLN
LAKE CITY, FL 32055

2027

34-3S-16-02461-115

BUILDING CHARACTERISTICS

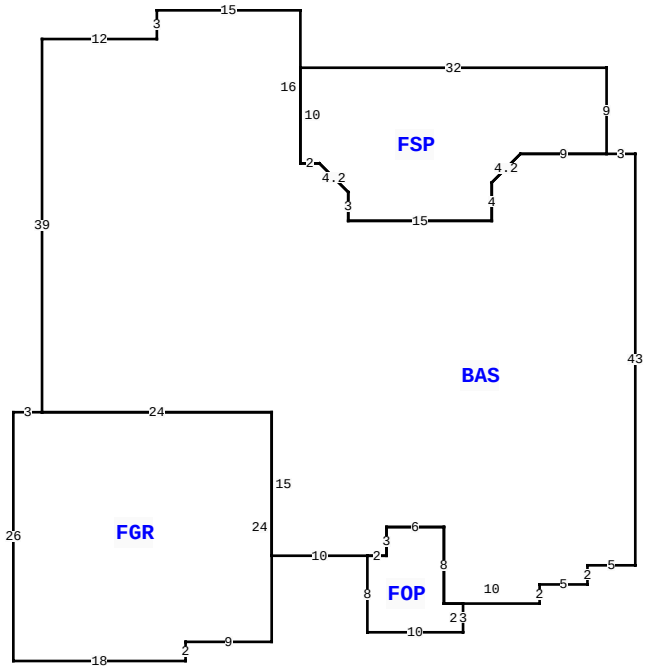
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame		N/A 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	2,546	100		2,546	284,180
FGR	684	55		376	41,969
FOP	88	30		26	2,902
FSP	407	40		163	18,193
TOTALS	3,725			3,111	347,244

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	137.80	428,696	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2023 Heated Area: 2546 HX Base Yr 2023



3968 NW COLONIAL GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	347,244
TOTAL MARKET OB/XF VALUE	17,241
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	399,485
SOH/AGL Deduction	0
ASSESSED VALUE	399,485
TOTAL EXEMPTION VALUE	13 HX HB 399,485
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	399,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,809

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
1577/1428	9/02/2026	LE	U	I	14	100
GRANTOR: ROST SHAWN (ENH LIFE						
GRANTEE: ROST SHAWN M LIVING						
1416/1385	7/30/2020	WD	Q	I	01	308,000
GRANTOR: ELIZABETH H HANSEN &						
GRANTEE: SHAWN & CYNTHIA ROS						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 17,241

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 11/17/2026 BY SYS