

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

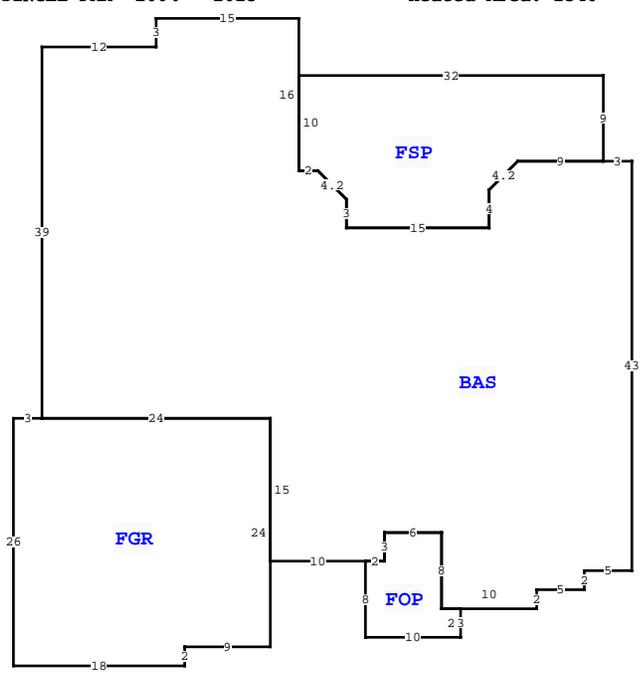
ROST SHAWN
3968 NW COLONIAL GLN
LAKE CITY, FL 32055

2026

34-3S-16-02461-115
COLUMBIA COUNTY PROPERTY

ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	19	COMMON BRK	100			
Roof Structur	08	IRREGULAR	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	15	HARDTILE	80			
Interior Floor	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	1.100				
Architectual Units	05	CONV	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	294,511	
FGR	684	55		376	43,495	
FOP	88	30		26	3,008	
FSP	407	40		163	18,855	
TOTALS	3,725			3,111	359,868	

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	142.81	444,282	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		359,868
TOTAL MARKET OB/XF VALUE		17,241
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		412,109
SOH/AGL Deduction		20,788
ASSESSED VALUE		391,321
TOTAL EXEMPTION VALUE	13 HX HB	391,321
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		412,109
NCON VALUE		0
INCOME VALUE		
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						

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

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\$.	

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	
TOTAL OB/XF 17,241																

LAND DESCRIPTION												TOTAL OB/XF 17,241												
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							