LOT 16 FOREST PLANTATION UNIT 1.
966-346, LE 1371-641

MYERS STEPHEN E/MYERS FREIDA P
3950 NW COLONIAL GLN
LAKE CITY, FL 32055

2027

34-3S-16-02461-116

BUILDING CHARACTERISTICS

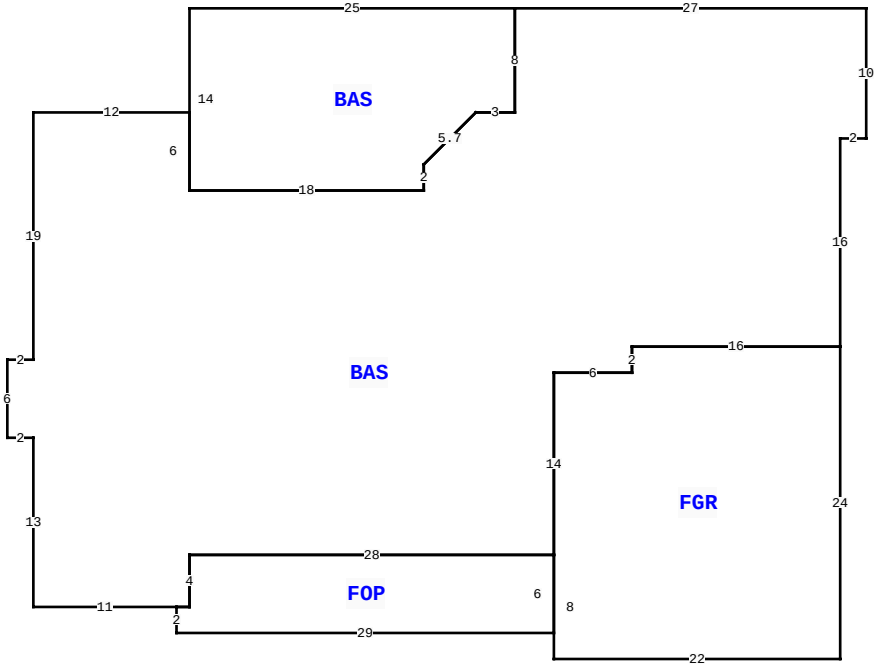
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	316	100		316	33,171
BAS	1,932	100		1,932	202,807
FGR	516	55		284	29,812
FOP	170	30		51	5,354
TOTALS	2,934			2,583	271,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,583	122.3481	134.58	347,620	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 2248 HX Base Yr 2004



3950 NW COLONIAL GLN, 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	271,144
TOTAL MARKET OB/XF VALUE	8,402
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	314,546
SOH/AGL Deduction	101,608
ASSESSED VALUE	212,938
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	156,527
TOTAL JUST VALUE	314,546
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045906	Roof Replacement	14,000	11/14/2022
2529	SFR	568	11/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0966/0346	10/29/2002	WD	Q	V		24,500

GRANTOR: JOHN RUSSELL NORTH

GRANTEE: STEPHEN & FREIDA P

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 BAS= W25 S14 E18 N2 R4 U4 E3 N8$ S8 W3 D4 L4 S2 W18 N6 W12 S19 W2 S6 E2 S13 E11 FOP= S2 E29 N6 W28 S4 W1$ E1 N4 E28 FGR= S8 E22 N24 W16 S2 W6 S14$ N14 E6 N2 E16 N16 E2 N10$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,651.00	UT	2.00	2.00	100	2003	2003	3	100	3,302	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 8,402

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