LOT 18 FOREST PLANTATION UNIT 1.
WD 999-2049, WD 1260-741

FRANKLIN ALEXANDER C/WILLIAMS MORGAN H
3947 NW COLONIAL GLEN
LAKE CITY, FL 32055

2027

34-3S-16-02461-118

BUILDING CHARACTERISTICS

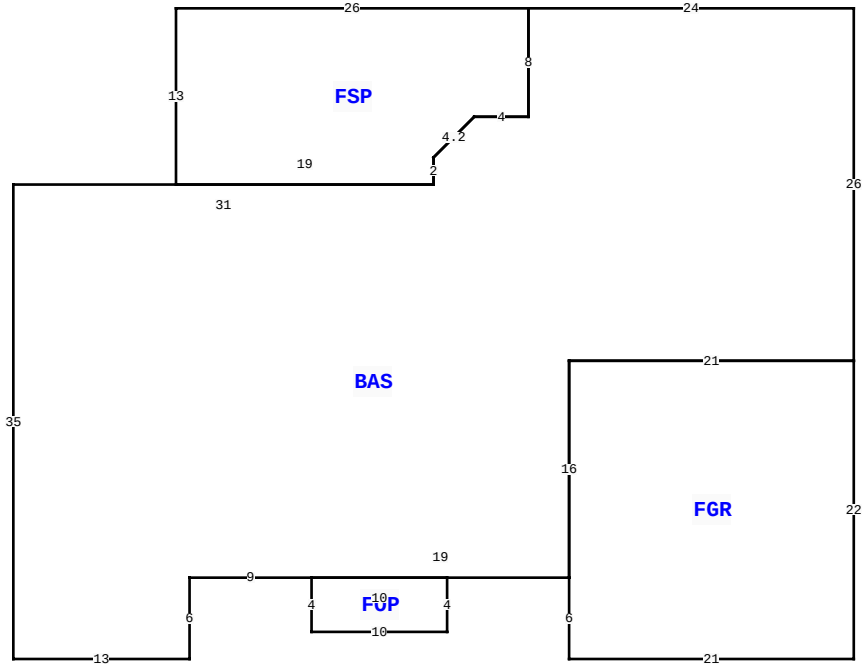
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,883	100		1,883	193,860
FGR	462	55		254	26,150
FOP	40	30		12	1,236
FSP	308	40		123	12,664
TOTALS	2,693			2,272	233,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,272	120.8938	132.98	302,131	2004	2004	0	0	0	22.58	77.42

1 SINGLE FAM 100% - 2019 Heated Area: 1883 HX Base Yr 2019



3947 NW COLONIAL GLN, LAKE CITY

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

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	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,685.00	UT	2.00	2.00	100	2004	2004	3	100	5,370	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		233,910
TOTAL MARKET OB/XF VALUE		7,770
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		276,680
SOH/AGL Deduction		61,239
ASSESSED VALUE		215,441
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,030
TOTAL JUST VALUE		276,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044745	Roof Replacement	13,000	06/22/2022
2841	SFR	457	12/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/1634	6/21/2018	WD	Q	I	01	179,500
GRANTOR: HARRY O & ESTHER L RA						
GRANTEE: ALEXANDER FRANKLIN						
1363/1631	6/16/2018	WD	U	I	11	100
GRANTOR: HARRY O RAMSLAND & JE						
GRANTEE: HARRY O & ESTHER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W26 S13 E19 N2 R3 U3 E4 N8$ S8 W4 D3 L3 S2 W 31 S35 E13 N6 E9 FOP= S4 E10 N4 W10$ E19 FGR= S6 E21 N22 W21 S16$ N16 E21 N26$.

LAND DESCRIPTION

TOTAL OB/XF 7,770

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