LOT 19 FOREST PLANTATION UNIT 1.
WD 853-2510, 880-1722

FORD SHALONDA I
3963 NW COLONIAL GLEN
LAKE CITY, FL 32055

2027

34-3S-16-02461-119

BUILDING CHARACTERISTICS

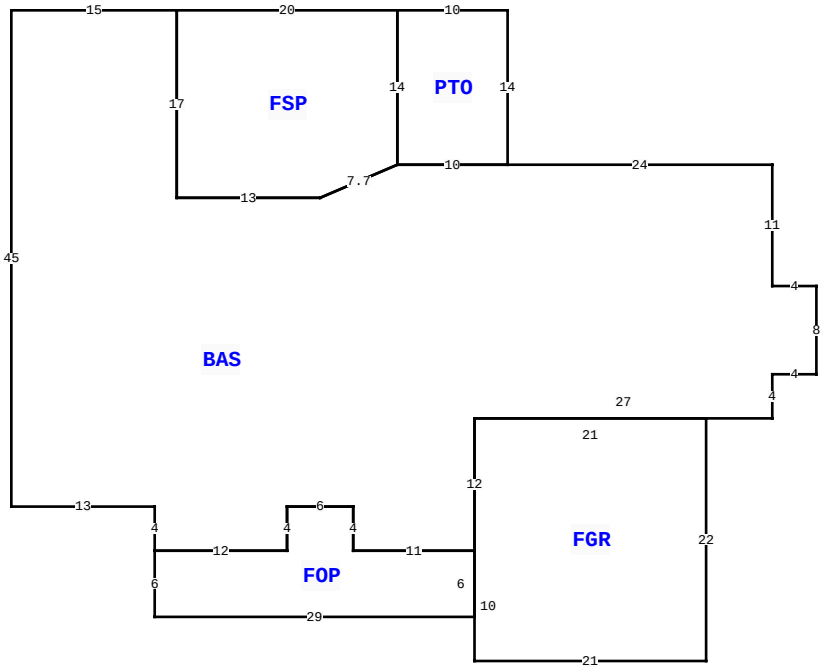
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 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	2,208	100		2,208	218,017
FGR	462	55		254	25,080
FOP	198	30		59	5,825
FSP	330	40		132	13,033
PTO	140	5		7	691
TOTALS	3,338			2,660	262,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,660	122.9655	135.26	359,792	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2018 Heated Area: 2208 HX Base Yr 2018



3963 NW COLONIAL GLN, LAKE CITY

BLD DATE	10/29/1998 CN	LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0294	SHED WOOD/	0	100	12	24	288.00	UT	15.00	15.00	100	1998	1998	3	100	4,320	
2	0166	CONC,PAVMT	0	100	0	0	144.00	UT	1.50	1.50	100	1998	1998	3	100	216	
3	0169	FENCE/WOOD	0	100	0	0	352.00	UT	3.50	3.50	100	1998	1998	3	100	1,232	
4	0166	CONC,PAVMT	0	100	0	0	1,458.00	UT	1.50	1.50	100	1998	1998	3	100	2,187	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		262,648
TOTAL MARKET OB/XF VALUE		9,155
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		306,803
SOH/AGL Deduction		80,057
ASSESSED VALUE		226,746
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,335
TOTAL JUST VALUE		306,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1358	STORAGE	3	09/09/1998
1199	SFR	580	04/27/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/2666	3/28/2017	WD	Q	I	01	240,000
GRANTOR: WAYNE N & ANDREA T WA						
GRANTEE: SHALONDA I FORD (AN						
0961/0687	8/28/2002	WD	Q	I		180,000
GRANTOR: SCONYERS						
GRANTEE: WAYNE N & ANDREA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= N14 W10 S14 E10$ W10 FSP= N14 W20 S17 E13 R7 U3 $ D3 L7 W13 N17 W15 S45 E13 S4 FOP= S6 E29 N6 W11 N4 W6 S4 W12$ E12 N4 E6 S4 E11 FGR= S10 E21 N22 W21 S12$ N12 E27 N4 E4 N8 W4 N11$.

LAND DESCRIPTION

TOTAL OB/XF 9,155

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