LOT 20 FOREST PLANTATION UNIT 1.
834-915,DC 1231-2221, DC 1232-26

FISHER MARQUS E
3985 NW COLONIAL GLN
LAKE CITY, FL 32055

2027

34-3S-16-02461-120

BUILDING CHARACTERISTICS

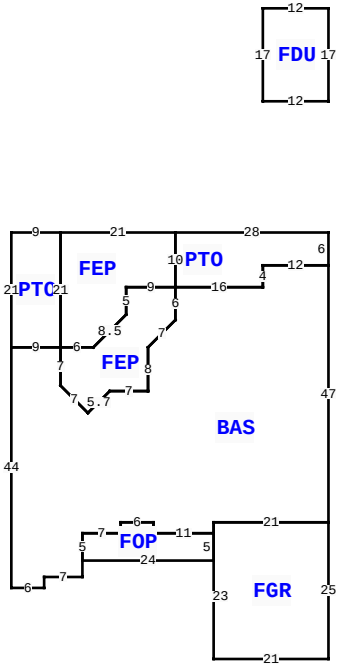
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,259	100		2,259	220,871
FDU	204	60		122	11,928
FEP	248	80		198	19,359
FEP	324	80		259	25,324
FGR	525	55		289	28,257
FOP	132	30		40	3,911
PTO	189	5		9	880
PTO	232	5		12	1,174
TOTALS	4,113			3,188	311,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,188	124.6644	137.13	437,170	1997	1997	0	0	0	28.70	71.30

1 SINGLE FAM 100% - 2015 Heated Area: 2259 HX Base Yr 2015



3985 NW COLONIAL GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	311,702
TOTAL MARKET OB/XF VALUE	3,552
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	350,254
SOH/AGL Deduction	135,921
ASSESSED VALUE	214,333
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	162,922
TOTAL JUST VALUE	350,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/851	1/13/2024	QC	U	I	11	100
GRANTOR: FISHER DIONNE M						
GRANTEE: FISHER MARQUS E						
1232/2639	3/24/2012	WD	U	I	16	55,000
GRANTOR: JASON P ROMANO						
GRANTEE: MARQUS E FISHER						

BUILDING NOTES

BUILDING DIMENSIONS

PTO= N6 W28 S10 E16 N4 E12$ BAS= W12 S4 W16 FEP= N10 W 21 PTO= W9 S21 E9 N21$ S21E6 U6 R6 N5 E9$ FEP= W9 S5 L6 D6 W6 S7 R5 D5 U4 R4 E7 N8 U5 R5 N6$ S6 L5 D5 S8 W7 L4 D4 U5 L5 N7 W9 S44E6 N2 E7 N3 FOP= E24 N5 W11N2 W6 S2 W7S5$ N5 E7 N2 E6 S2 E11 FGR= S23 E21 N25 W21 S2$ N2E21 N47$ PTR= N30 FDU= N17 W12 S17 E12$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	1,568.00	UT	1.50	1.50	100	1997	1997	3	100	2,352	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,552

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