LOT 21 FOREST PLANTATION UNIT 1.
849-2482, WD 1146-2698, WD 1233-

LAURITZEN RAY ARLAND/LAURITZEN WENDY LEE
4009 NW COLONIAL GLN
LAKE CITY, FL 32055

2027

34-3S-16-02461-121

BUILDING CHARACTERISTICS

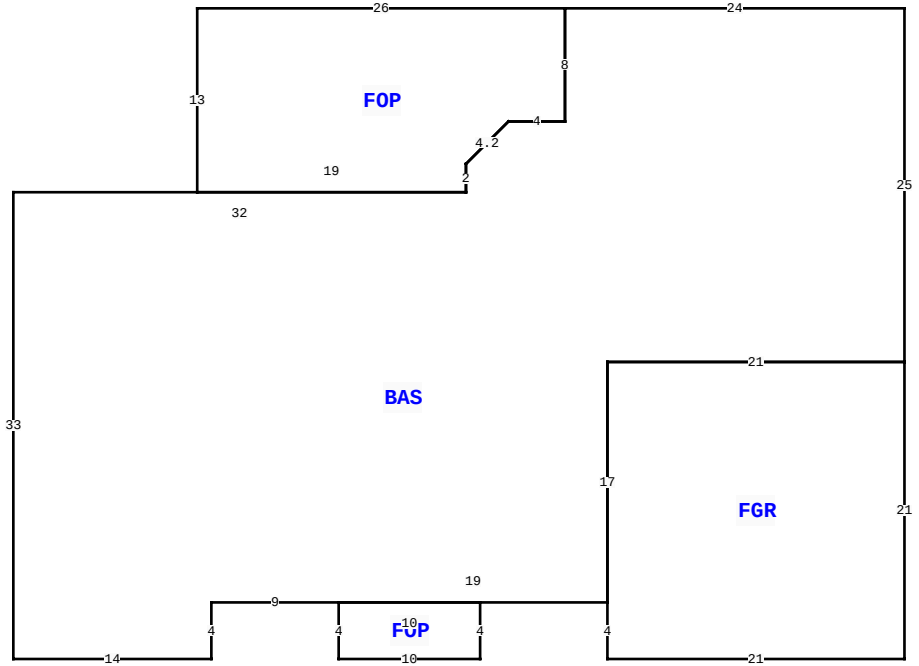
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,869	100		1,869	179,150
FGR	441	55		243	23,293
FOP	40	30		12	1,150
FOP	308	30		92	8,819
TOTALS	2,658			2,216	212,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,216	121.6215	133.78	296,456	1998	1998	0	0	0	28.35	71.65

1 SINGLE FAM 100% - 2024 Heated Area: 1869 HX Base Yr 2024



4009 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	0166	CONC,PAVMT	0	100	0	0	1,650.00	UT	1.50	1.50	100	1998	1998	3	100	2,475	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	650	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		212,411
TOTAL MARKET OB/XF VALUE		4,725
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		252,136
SOH/AGL Deduction		0
ASSESSED VALUE		252,136
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,725
TOTAL JUST VALUE		252,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1140	SFR	534	01/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1040	6/15/2023	WD	Q	I	01	304,900
GRANTOR: PATEL RAMILABEN						
GRANTEE: LAURITZEN RAY ARLAN						
1449/1336	9/22/2021	WD	Q	I	01	170,000
GRANTOR: HEMES NICOLAS REVOCAB						
GRANTEE: PATEL RAMILABEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= W26 S13 E19 N2 U3 R3 E4 N8$ S8 W4 L3 D3
S2W32 S33 E14 N4 E9 FOP= S4E10 N4 W10$ E19 FGR= S4 E21 N21
W21 S17$ N17 E21 N25$.

LAND DESCRIPTION

TOTAL OB/XF 4,725

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 10/04/2023 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS