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

**2026**

**34-3S-16-02461-121**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

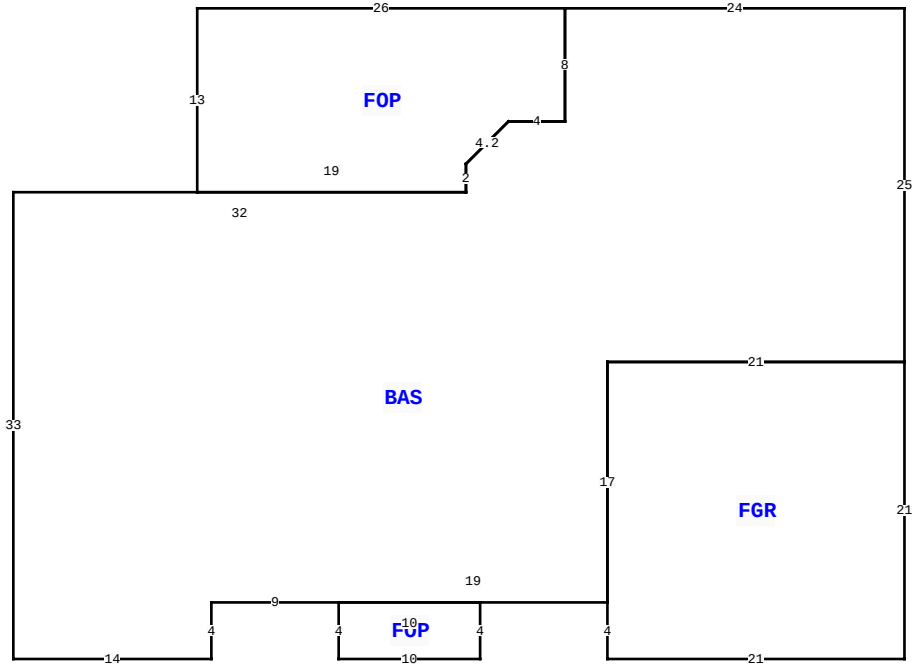
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 31 | VINYL SID 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 15 | HARDTILE 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 | 185,672 |
| FGR | 441 | 55 | | 243 | 24,140 |
| FOP | 40 | 30 | | 12 | 1,192 |
| FOP | 308 | 30 | | 92 | 9,140 |
| TOTALS | 2,658 | | | 2,216 | 220,143 |

### 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 | 138.65 | 307,248 | 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 | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 220,143 |
| TOTAL MARKET OB/XF VALUE | | 4,725 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 259,868 |
| SOH/AGL Deduction | | 2,621 |
| ASSESSED VALUE | | 257,247 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 205,836 |
| TOTAL JUST VALUE | | 259,868 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 259,180 |

| 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$.

### 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 | |

### 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 05/12/2026 BY SYS