LOTS 23 & 24 FOREST PLANTATION U
889-1233, 1246, 914-419,421, LE

HANSEN JENNA LYNN
428 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

**2026**

**34-3S-16-02461-123**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

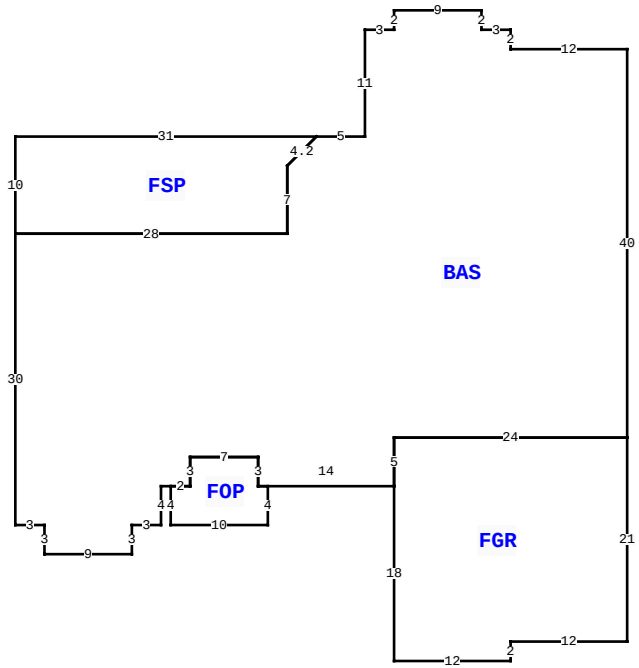
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | 05 | 05 |
| 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 | 2,221 | 100 | | 2,221 | 209,285 |
| FGR | 528 | 55 | | 290 | 27,327 |
| FOP | 61 | 30 | | 18 | 1,697 |
| FSP | 285 | 40 | | 114 | 10,742 |
| TOTALS | 3,095 | | | 2,643 | 249,050 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,643 | 110.2080 | 125.64 | 332,067 | 2000 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 2221 HX Base Yr 2024




428 NW FOREST MEADOWS AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 249,050 |
| TOTAL MARKET OB/XF VALUE | | 7,794 |
| TOTAL LAND VALUE - MARKET | | 59,500 |
| TOTAL MARKET VALUE | | 316,344 |
| SOH/AGL Deduction | | 5,336 |
| ASSESSED VALUE | | 311,008 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 259,597 |
| TOTAL JUST VALUE | | 316,344 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 315,225 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045910 | Solar Power Syste | 53,524 | 11/15/2022 |
| 000043999 | Roof Replacement | 15,945 | 03/24/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1466/590 | 5/05/2022 | WD | Q | I | 01 | 332,000 |
| GRANTOR: CASTILLO KATHLEEN ANS | | | | | | |
| GRANTEE: HANSEN JENNA LYNN | | | | | | |
| 1451/1969 | 11/01/2021 | LE | U | I | 14 | 100 |
| GRANTOR: ANSLEY BILL A | | | | | | |
| GRANTEE: ANSLEY BILL A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 N2 W3 N2 W9 S2 W3 S11 W5 FSP= W31 S10 E28 N7 U3 R3 $ L3 D3 S7 W28 S30 E3 S3 E9 N3 E3 N4 E1 FOP= S4 E10 N4 W1 N3 W7 S3 W2$ E2 N3 E7 S3 E14 FGR= S18 E12 N2 E12 N21 W24 S5$ N5 E24 N40$ .

## 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 | 1,805.00 | UT | 1.50 | 1.50 | 100 | 2000 | 2000 | 3 | 100 | 2,708 | |
| 2 | 0119 | MASONRY WA | 0 | 100 | 3 | 101 | 303.00 | UT | 2.00 | 2.00 | 100 | 2000 | 2000 | 3 | 100 | 606 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 16 | 20 | 320.00 | UT | 14.00 | 14.00 | 100 | 2007 | 2007 | 3 | 100 | 4,480 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,794

| 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 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.70 | 35,000.00 | 24,500.00 | 24,500 | | | | | | | |

REVIEW DATE 06/07/2023 BY KS Total Acres: 1.01 Total Land Value: 59,500 Market: 0 Agricultural: 0 Common: 59,500 PRINTED 05/12/2026 BY SYS