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

2027

34-3S-16-02461-123

BUILDING CHARACTERISTICS

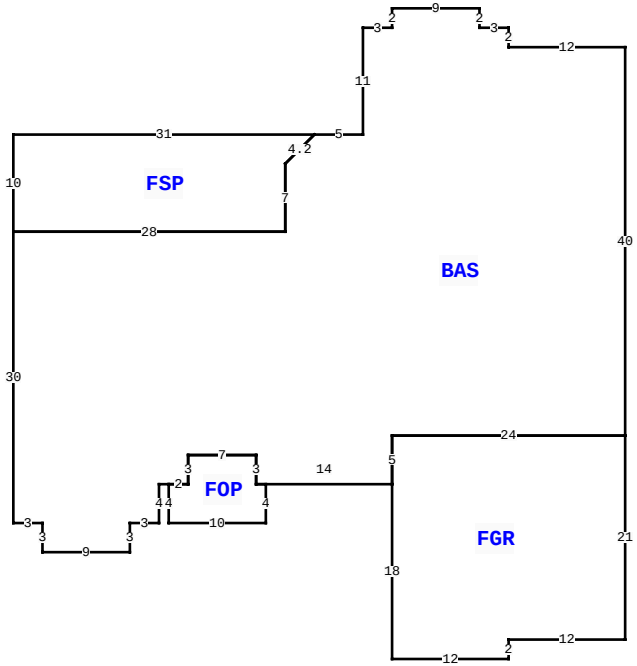
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	201,939
FGR	528	55		290	26,368
FOP	61	30		18	1,637
FSP	285	40		114	10,365
TOTALS	3,095			2,643	240,308

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	121.23	320,411	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	

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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		240,308
TOTAL MARKET OB/XF VALUE		7,794
TOTAL LAND VALUE - MARKET		59,500
TOTAL MARKET VALUE		307,602
SOH/AGL Deduction		0
ASSESSED VALUE		307,602
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		256,191
TOTAL JUST VALUE		307,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,963

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$.

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 11/17/2026 BY SYS