

LOT 4 FOREST PLANTATION UNIT 3.
 WD 1323-1140, WD 1353-2305, WD 1

JWK INVESTMENTS LLC
 305 JULIA STREET
 NEW SMYRNA BEACH, FL 32168

2026

34-3S-16-02461-304


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																																																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																																				
<table border="1"> <tr> <td colspan="10">DOR CODE</td> <td colspan="10">0000 VACANT</td> </tr> <tr> <td colspan="10">MAP NUM</td> <td colspan="10">MKT AREA</td> <td colspan="2">06</td> </tr> <tr> <td colspan="10">NEIGHBORHOOD/LOC</td> <td colspan="10">34316.060 1.00/</td> </tr> <tr> <td>AREA TYPE</td> <td>TOTAL GROSS AREA</td> <td>PCT OF BASE</td> <td>YEAR</td> <td>TOT ADJ AREA</td> <td>SUBAREA MARKET VALUE</td> <td colspan="16"></td> </tr> </table>																						DOR CODE										0000 VACANT										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																
DOR CODE										0000 VACANT																																																																																															
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																																																																																																				
TOTALS										564 NW FOREST MEADOWS AVE, LAKE CITY										BLD DATE		LGL DATE		05/01/2023		MLU																																																																															
EXTRA FEATURES																				XF DATE		LAND DATE																																																																																			
																				INC DATE		AG DATE																																																																																			
L N	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																																																																																									
																	TOTAL OB/XF					0																																																																																			
LAND DESCRIPTION																	TOTAL OB/XF					0																																																																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																																	
1	0000	C	VAC RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000																																																																																								
REVIEW DATE 06/07/2023 BY ks Total Acres: 0.32 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/10/2026 BY SYS																																																																																																									

VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		24,000
SOH/AGL Deduction		0
ASSESSED VALUE		24,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		24,000
TOTAL JUST VALUE		24,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		24,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
202000451	NEW SFR		12/09/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/2394	11/03/2020	WD U	U	V	30	175,000
GRANTOR: PK FOREST INVESTMETS						
GRANTEE: JWK INVESTMENTS LLC						
1395/0634	9/23/2019	WD Q	Q	V	05	250,000
GRANTOR: MILLENIA CAPITAL INC						
GRANTEE: PK FOREST INVESTMEN						

BUILDING NOTES

BUILDING DIMENSIONS