LOT 10 FOREST PLANTATION UNIT 3.
WD 1170-1810, WD 1240-2436, WD 1

SESSA DONNA J
4027 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32055

2027

34-3S-16-02461-310

BUILDING CHARACTERISTICS

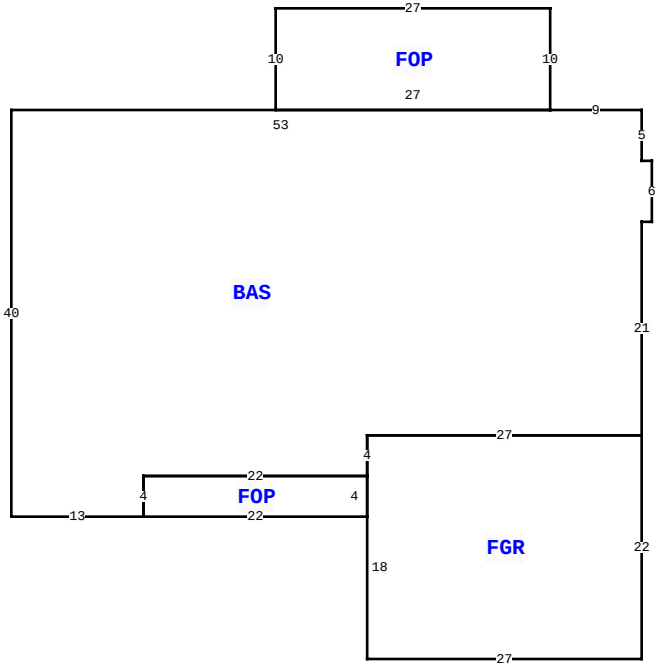
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,182	100		2,182	247,648
FGR	594	55		327	37,113
FOP	88	30		26	2,951
FOP	270	30		81	9,193
TOTALS	3,134			2,616	296,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,616	109.7600	120.74	315,856	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2182 HX Base Yr 2021



4027 NW RIVER SEBASTIAN LN, 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	1,526.00	UT	2.00	2.00	100	2019	2019	3	100	3,052	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		296,905
TOTAL MARKET OB/XF VALUE		6,552
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		328,457
SOH/AGL Deduction		109,972
ASSESSED VALUE		218,485
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		167,074
TOTAL JUST VALUE		328,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
400	SFR	0	07/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/1820	2/18/2025	LE	U	I	14	100
GRANTOR: SESSA DONNA J (ENH LE						
GRANTEE: PORTER KRISTINA S (						
1422/2534	9/25/2020	WD	Q	I	01	265,000
GRANTOR: JERRY CASTAGNA						
GRANTEE: DONNA J SESSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FOP= N10 W27 S10 E27$ W53 S40 E13 FOP= E22 N4 W22 S4$ N4 E22 FGR= S18 E27 N22 W27 S4$ N4 E27 N21 E1 N6 W1 N5$.

LAND DESCRIPTION

TOTAL OB/XF 6,552

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	25,000.00	25,000.00	25,000							

REVIEW DATE 06/06/2023 BY KS Total Acres: 0.52 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS