LOT 12 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

BEDWELL SHERMAN G/BEDWELL CHELSEY M
3989 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32025

2027

34-3S-16-02461-312

BUILDING CHARACTERISTICS

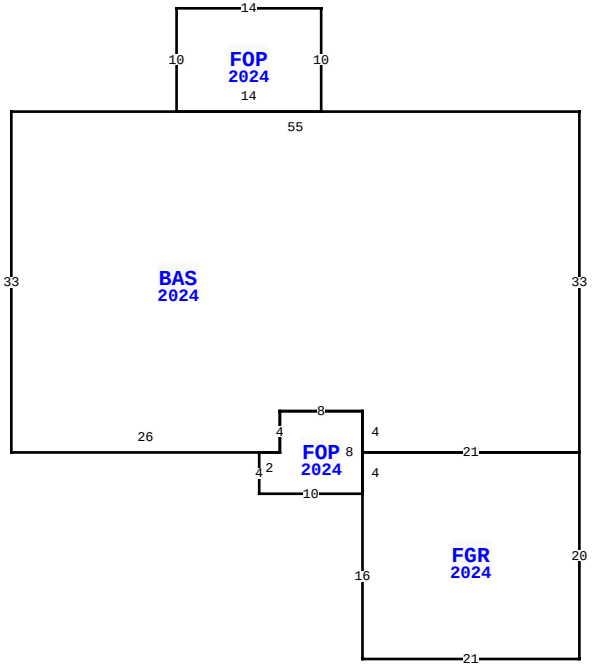
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,783	100	2024	1,783	224,534
FGR	420	55	2024	231	29,090
FOP	72	30	2024	22	2,770
FOP	140	30	2024	42	5,289
TOTALS	2,415			2,078	261,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	116.8200	128.50	267,023	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1783 HX Base Yr 2024



3989 NW RIVER SEBASTIAN LN, LAKE CITY

BLD DATE		LGL DATE	05/01/2023 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	600.00	UT	3.00	3.00	100	2024	2023		100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		261,683
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		287,483
SOH/AGL Deduction		676
ASSESSED VALUE		286,807
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		235,396
TOTAL JUST VALUE		287,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00410	SFR		08/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/1892	3/31/2023	WD	Q	I	01	339,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: BEDWELL SHERMAN G						
1433/1317	3/25/2021	WD	Q	V	05	288,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2024;ORIG=89,53] S4 S16 E21 N20 W21 $
FOP=[YR=2024;ORIG=71,10] S10 E14 N10 W14 $
BAS=[YR=2024;ORIG=110,20] W55 S33 E26 N4 E8 S4 E21 N33 $
FOP=[YR=2024;ORIG=89,49] W8 S4 W2 S4 E10 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	24,000.00	24,000.00	24,000							

REVIEW DATE 05/01/2023 BY MLU Total Acres: 0.37 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS