LOT 14 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

CHAPMAN BAYLASS GLENN/CHAPMAN CAROL LONNIS
3981 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32055

2027

34-3S-16-02461-314

BUILDING CHARACTERISTICS

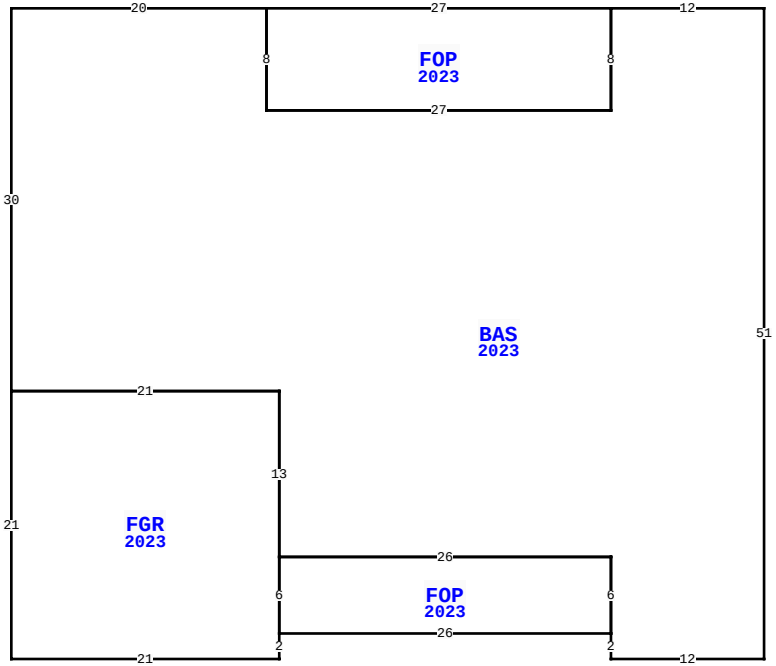
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,144	100	2023	2,144	267,904
FGR	441	55	2023	243	30,364
FOP	156	30	2023	47	5,873
FOP	216	30	2023	65	8,122
TOTALS	2,957			2,499	312,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,499	117.1100	128.82	321,921	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2144 HX Base Yr 2023



3981 NW RIVER SEBASTIAN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	2,039.00	UT	3.00	3.00	100	2023	2022		100	6,117	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2024	2023		100	7,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		312,263
TOTAL MARKET OB/XF VALUE		16,417
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		353,680
SOH/AGL Deduction		191,557
ASSESSED VALUE		162,123
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,712
TOTAL JUST VALUE		353,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047157	Storage Building	8,826	05/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/2325	12/19/2022	WD	Q	I	01	362,700
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: CHAPMAN BAYLASS GLE						
1433/1317	3/25/2021	WD	Q	V	05	288,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-65,-45] S30 E21 S13 E26 S6 S2 E12 N51 W12 S8 W27 N8 W20 $
FOP=[YR=2023;ORIG=-45,-45] E27 S8 W27 N8 $
FOP=[YR=2023;ORIG=-44,-2] E26 S6 W26 N6 $
FGR=[YR=2023;ORIG=-65,-15] S21 E21 N2 N6 N13 W21 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,417

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: 0.53 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS