LOT 15 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

FOSTER REBECCA L/FOSTER JASON M
3984 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32055

2026

34-3S-16-02461-315

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

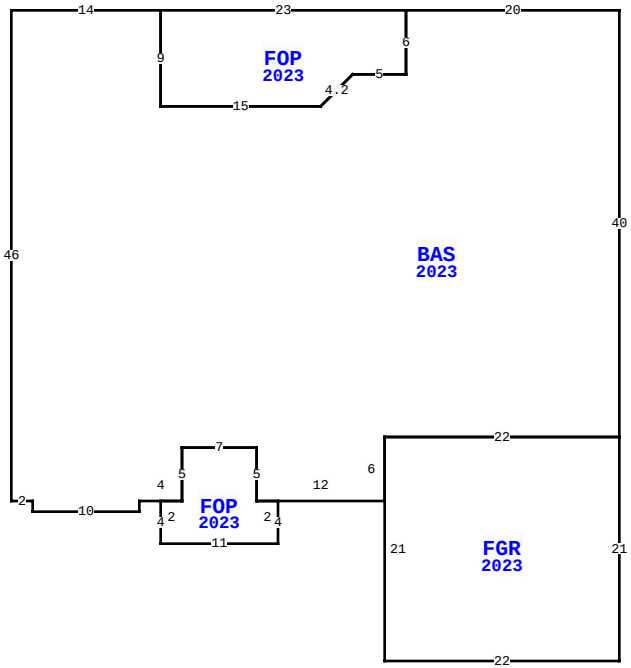
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,278	100	2023	2,278	289,819
FGR	462	55	2023	254	32,316
FOP	79	30	2023	24	3,054
FOP	188	30	2023	56	7,125
TOTALS	3,007			2,612	332,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,612	117.1100	131.16	342,590	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2278 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2023 MLU
INC DATE		AG DATE	

3984 NW RIVER SEBASTIAN LN, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		332,312
TOTAL MARKET OB/XF VALUE		8,360
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		364,672
SOH/AGL Deduction		117,541
ASSESSED VALUE		247,131
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,720
TOTAL JUST VALUE		364,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/286	12/22/2022	WD	Q	I	01	368,800
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: FOSTER REBECCA L						
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=80,10] W20 S6 W5 D3L3 W15 N9 W14 S46 E2 S1 E10 N1 E4 N5 E7 S5 E12 N6 E22 N40 $
FOP=[YR=2023;ORIG=60,10] W23 S9 E15 U3R3 E5 N6 $
FOP=[YR=2023;ORIG=46,51] W7 S5 W2 S4 E11 N4 W2 N5 $
FGR=[YR=2023;ORIG=58,50] E22 S21 W22 N21 $
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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	1,620.00	UT	3.00	3.00	100	2023	2022		100	4,860	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 8,360

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 06/06/2023 BY KS Total Acres: 0.54 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 03/24/2026 BY SYS