LOT 16 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

PATEL DHRUPAD J/PATEL NIKITABEN BHARATKUMAR
3988 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32055

**2027**

**34-3S-16-02461-316**

## BUILDING CHARACTERISTICS

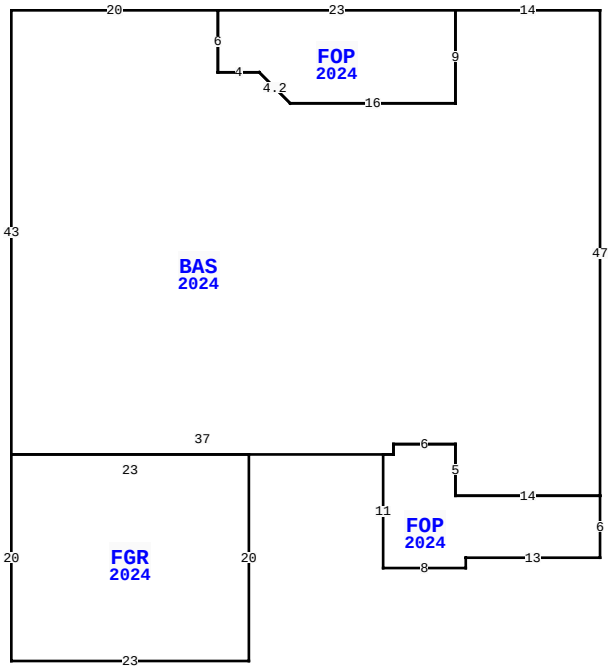
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| 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 | 2,311 | 100 | 2024 | 2,311 | 280,765 |
| FGR | 460 | 55 | 2024 | 253 | 30,737 |
| FOP | 168 | 30 | 2024 | 50 | 6,075 |
| FOP | 191 | 30 | 2024 | 57 | 6,925 |
| TOTALS | 3,130 | | | 2,671 | 324,502 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,671 | 112.7000 | 123.97 | 331,124 | 2023 | 2023 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 2311 HX Base Yr




3988 NW RIVER SEBASTIAN LN, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 324,502 |
| TOTAL MARKET OB/XF VALUE | 4,860 |
| TOTAL LAND VALUE - MARKET | 24,000 |
| TOTAL MARKET VALUE | 353,362 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 353,362 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 353,362 |
| TOTAL JUST VALUE | 353,362 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 359,251 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 00299 | SFR | | 05/13/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1489/1850 | 4/27/2023 | WD | Q | I | 01 | 371,500 |
| GRANTOR: ADAMS HOMES OF NORTHW | | | | | | |
| GRANTEE: PATEL DHRUPAD J | | | | | | |
| 1425/211 | 11/19/2020 | WD | Q | V | 05 | 312,000 |
| GRANTOR: BAVERIA LLC | | | | | | |
| GRANTEE: ADAMS HOMES OF NORT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2024;ORIG=60,59] S20 E23 N20 W23 $
FOP=[YR=2024;ORIG=80,16] S6 E4 D3R3 E16 N9 W23 $
FOP=[YR=2024;ORIG=96,59] S11 E8 N1 E13 N6 W14 N5 W6 S1 W1 $
BAS=[YR=2024;ORIG=117,16] W14 S9 W16 U3L3 W4 N6 W20 S43 E37 N1 E6 S5 E14 N47 $
.

## 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 | 0 | 0 | 0 | 1,620.00 | UT | 3.00 | 3.00 | 100 | 2024 | 2023 | | 100 | 4,860 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,860

| 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 | 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 07/13/2023 BY ME Total Acres: 0.38 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS