LOT 18 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

O'NEAL KEITH BERNARD/O'NEAL TEAL SUEWONG
4014 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32055

2027

34-3S-16-02461-318

BUILDING CHARACTERISTICS

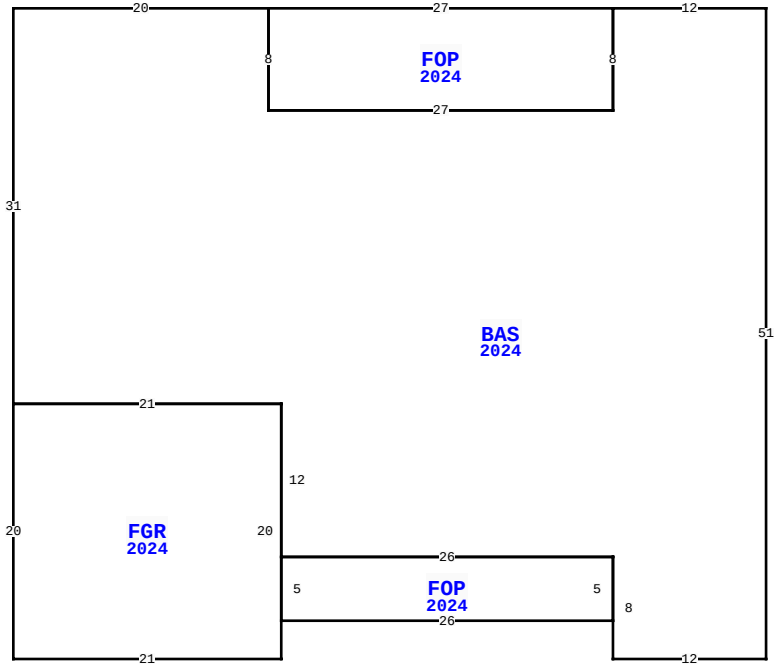
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,165	100	2024	2,165	273,317
FGR	420	55	2024	231	29,162
FOP	130	30	2024	39	4,924
FOP	216	30	2024	65	8,206
TOTALS	2,931			2,500	315,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,500	117.1100	128.82	322,050	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 2165 HX Base Yr 2025



4014 NW RIVER SEBASTIAN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2023 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	876.00	UT	3.00	3.00	100	2024	2023		100	2,628	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		315,609
TOTAL MARKET OB/XF VALUE		2,628
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		342,237
SOH/AGL Deduction		49,307
ASSESSED VALUE		292,930
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		241,519
TOTAL JUST VALUE		342,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00303	SFR		05/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/2650	4/01/2024	WD	Q	I	01	370,800
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: O'NEAL KEITH BERNAR						
1425/211	11/19/2020	WD	Q	V	05	312,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,19] W12 S8 W27 N8 W20 S31 E21 S12 E26 S8 E12 N51 $
FGR=[YR=2024;ORIG=11,50] E21 S20 W21 N20 $
FOP=[YR=2024;ORIG=31,19] E27 S8 W27 N8 $
FOP=[YR=2024;ORIG=32,62] E26 S5 W26 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,628

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 04/10/2024 BY ME Total Acres: 0.32 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS