LOT 19 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

DIEHL WILLIAM DAVID/JOHNS BROOKE NICOLE
641 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2027

34-3S-16-02461-319

BUILDING CHARACTERISTICS

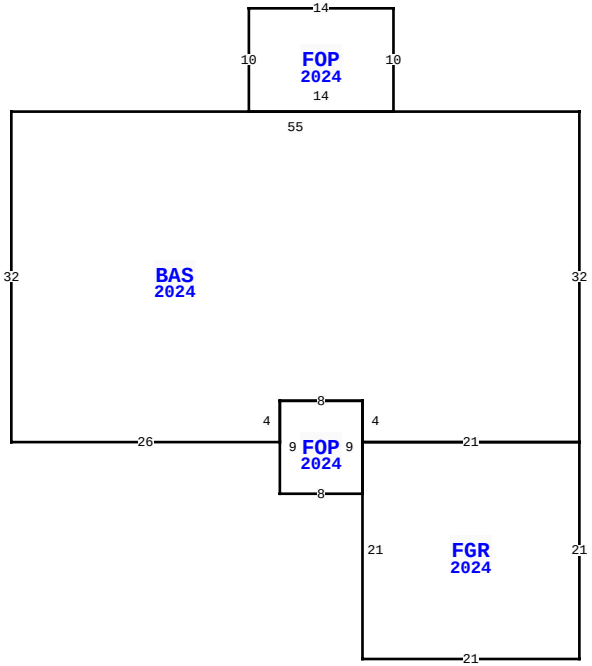
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,728	100	2024	1,728	213,915
FGR	441	55	2024	243	30,082
FOP	72	30	2024	22	2,723
FOP	140	30	2024	42	5,199
TOTALS	2,381			2,035	251,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,035	114.8400	126.32	257,061	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 1728 HX Base Yr 2025



641 NW FOREST MEADOWS AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	251,920
TOTAL MARKET OB/XF VALUE	2,925
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	278,845
SOH/AGL Deduction	0
ASSESSED VALUE	278,845
TOTAL EXEMPTION VALUE	HX HB 13 278,845
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	278,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/2614	2/16/2024	WD	Q	I	01	343,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: DIEHL WILLIAM DAVID						
1429/2233	2/04/2021	WD	Q	V	05	320,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-11,-10] W55 S32 E26 N4 E8 S4 E21 N32 $
FOP=[YR=2024;ORIG=-43,-20] E14 S10 W14 N10 $
FOP=[YR=2024;ORIG=-40,18] E8 S9 W8 N9 $
FGR=[YR=2024;ORIG=-32,22] E21 S21 W21 N21 $
.

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	975.00	UT	3.00	3.00	100	2024	2023		100	2,925	

LAND DESCRIPTION

TOTAL OB/XF 2,925

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 03/01/2024 BY TP Total Acres: 0.32 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS