LOT 23 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

RENTZ FLOYD D/RENTZ MARY K
563 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055-8813

2027

34-3S-16-02461-323

BUILDING CHARACTERISTICS

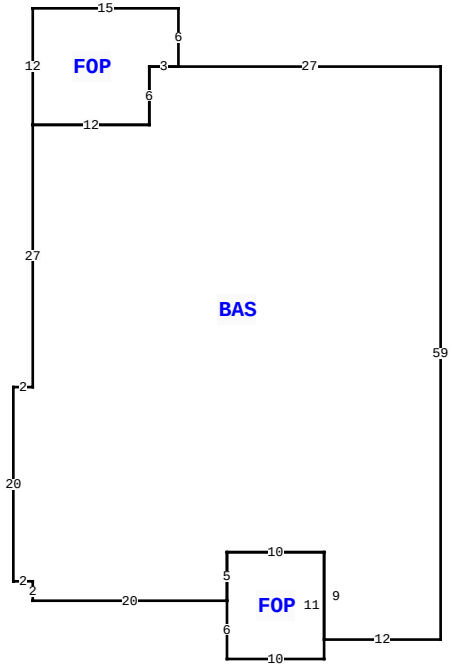
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,276	100		2,276	254,296
FOP	110	30		33	3,687
FOP	162	30		49	5,475
TOTALS	2,548			2,358	263,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,358	106.9200	117.61	277,324	2021	2021	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2022 Heated Area: 2276 HX Base Yr 2022



4013 NW CANTERBURY 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	1,476.00	UT	2.00	2.00	100	2021	2021		100	2,952	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	263,458
TOTAL MARKET OB/XF VALUE	4,752
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	292,210
SOH/AGL Deduction	16,197
ASSESSED VALUE	276,013
TOTAL EXEMPTION VALUE	HX HB VX VP 188,172
BASE TAXABLE VALUE	87,841
TOTAL JUST VALUE	292,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
202000695	NEW SFR		12/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/1408	1/05/2021	WD	U	V	11	100
GRANTOR: JWK INVESTMENT LLC						
GRANTEE: RENTZ FLOYD D						
1424/2394	11/03/2020	WD	U	V	30	175,000
GRANTOR: PK FOREST INVESTMENTS						
GRANTEE: JWK INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,30] S27 W2 S20 E2 S2 E20 N5 E10 S9 E12 N59 W27 W3 S6 W12 $
FOP=[ORIG=70,18] S12 E12 N6 E3 N6 W15 $
FOP=[ORIG=90,74] S5 S6 E10 N11 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,752

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: 0.32 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS