LOT 35 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

PATEL KISANKUMAR RAMESHCHANDRA/PATEL BHAKTIBEN NAV
3144 W US HIGHWAY 90
LAKE CITY, FL 32055

2027

34-3S-16-02461-335

BUILDING CHARACTERISTICS

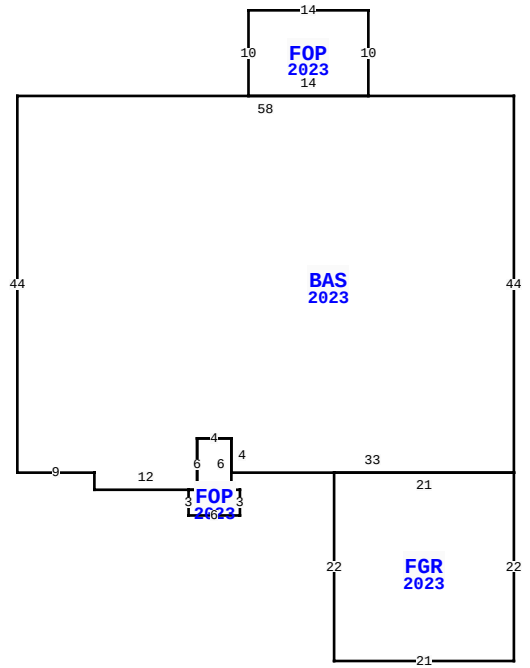
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,560	100	2023	2,560	302,304
FGR	462	55	2023	254	29,994
FOP	42	30	2023	13	1,536
FOP	140	30	2023	42	4,960
TOTALS	3,204			2,869	338,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,869	110.6750	121.74	349,272	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2560 HX Base Yr 2023



553 NW OAKMONT WAY, 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	1,110.00	UT	3.00	3.00	100	2023	2022		100	3,330	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		338,794
TOTAL MARKET OB/XF VALUE		3,330
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		366,124
SOH/AGL Deduction		31,534
ASSESSED VALUE		334,590
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		283,179
TOTAL JUST VALUE		366,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
202000753	NEW SFR		02/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1786	9/10/2025	QC	U	I	11	100
GRANTOR: PATEL KISANKUMAR RAME						
GRANTEE: PATEL KISANKUMAR RA						
1462/1566	3/15/2022	WD	Q	I	01	302,800
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: PATEL KISANKUMAR RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,20] W58 S44 E9 S2 E12 N6 E4 S4 E33 N44 $
FGR=[YR=2023;ORIG=59,64] E21 S22 W21 N22 $
FOP=[YR=2023;ORIG=49,10] E14 S10 W14 N10 $
FOP=[YR=2023;ORIG=47,60] W4 S6 W1 S3 E6 N3 W1 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,330

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