LOT 40 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

PATEL NILESH R
3696 W US HWY 90
LAKE CITY, FL 32055

2027

34-3S-16-02461-340

BUILDING CHARACTERISTICS

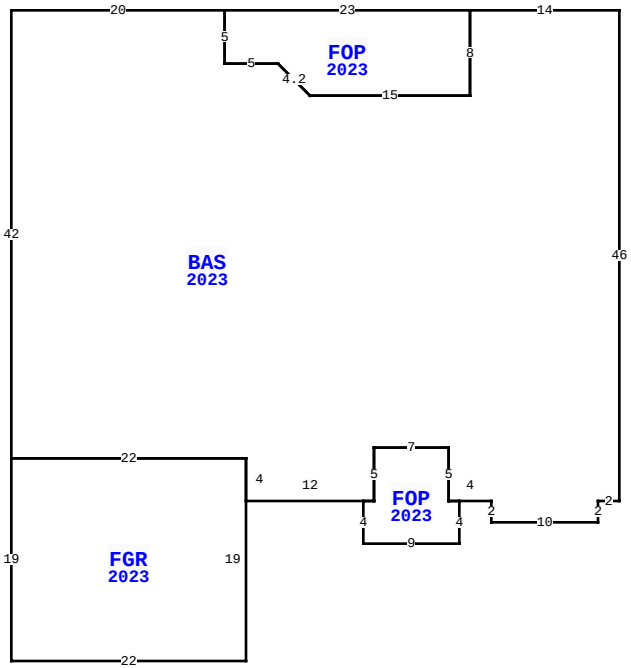
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,355	100	2023	2,355	281,021
FGR	418	55	2023	230	27,446
FOP	71	30	2023	21	2,506
FOP	165	30	2023	50	5,966
TOTALS	3,009			2,656	316,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,656	111.8400	123.02	326,741	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2023 Heated Area: 2355 HX Base Yr



540 NW OAKMONT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 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	0	0	0	789.00	UT	3.00	3.00	100	2023	2022		100	2,367	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	316,939
TOTAL MARKET OB/XF VALUE	2,367
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	343,306
SOH/AGL Deduction	0
ASSESSED VALUE	343,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,306
TOTAL JUST VALUE	343,306
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/1596	5/06/2022	WD	Q	I	01	298,300
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: PATEL NILESH R						
1425/211	11/19/2020	WD	Q	V	05	312,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=0,-18] W14 S8 W15 U3L3 W5 N5 W20 S42 E22 S4 E12 N5 E7 S5 E4 S2 E10 N2 E2 N46 $
FGR=[YR=2023;ORIG=-57,24] E22 S19 W22 N19 $
FOP=[YR=2023;ORIG=-14,-18] W23 S5 E5 D3R3 E15 N8 $
FOP=[YR=2023;ORIG=-16,23] W7 S5 W1 S4 E9 N4 W1 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,367

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 06/06/2023 BY KS Total Acres: 0.42 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS