LOT 43 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

HERNANDEZ IRVING SALAZAR
4010 NW CANTERBURY LN
LAKE CITY, FL 32055

2027

34-3S-16-02461-343

BUILDING CHARACTERISTICS

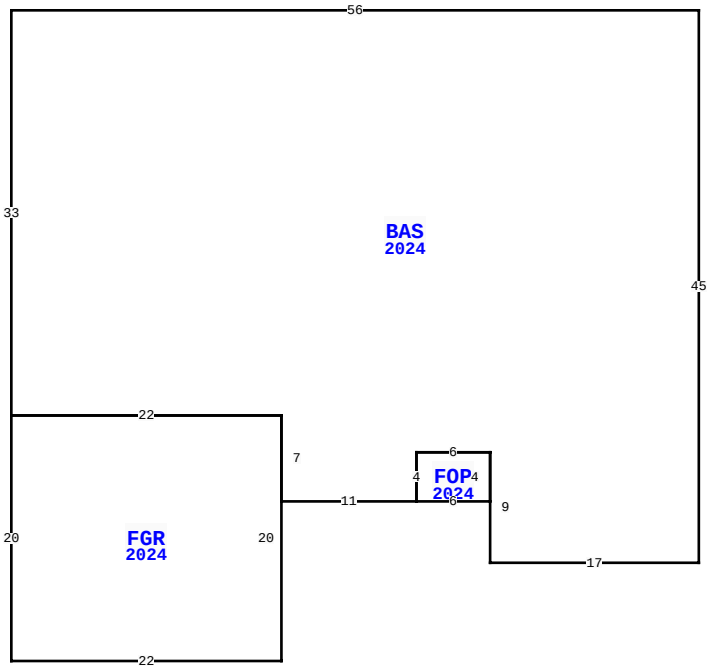
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,147	100	2024	2,147	274,959
FGR	440	55	2024	242	30,993
FOP	24	30	2024	7	897
TOTALS	2,611			2,396	306,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,396	118.8000	130.68	313,109	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2025 Heated Area: 2147 HX Base Yr



4010 NW CANTERBURY LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	306,847
TOTAL MARKET OB/XF VALUE	9,948
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	340,795
SOH/AGL Deduction	0
ASSESSED VALUE	340,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,795
TOTAL JUST VALUE	340,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/730	9/09/2026	WD	U	I	11	100
GRANTOR: PEREZ MARIBEL HERNAND						
GRANTEE: HERNANDEZ IRVING SA						
1519/2034	7/22/2024	WD	U	I	11	100
GRANTOR: HERNANDEZ IRVING SALA						
GRANTEE: PEREZ MARIBEL HERNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W56 S33 E22 S7 E11 N4 E6 S9 E17 N45 $
FGR=[YR=2024;ORIG=14,43] E22 S20 W22 N20 $
FOP=[YR=2024;ORIG=47,46] E6 S4 W6 N4 $
.

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	780.00	UT	3.00	3.00	100	2024	2023		100	2,340	
2	0294	SHED WOOD/	0	0	12	18	216.00	UT	18.00	18.00	100	2024	2023		100	3,888	
3	0169	FENCE/WOOD	0	0	0	0	248.00	UT	15.00	15.00	100	2024	2023		100	3,720	

LAND DESCRIPTION

TOTAL OB/XF 9,948

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 12/28/2023 BY HC Total Acres: 0.32 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS