

LOT 45 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

JWK INVESTMENTS LLC
305 JULIA STREET
NEW SMYRNA BEACH, FL 32168

2026

34-3S-16-02461-345


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 24,000 TOTAL MARKET VALUE 24,000 SOH/AGL Deduction 0 ASSESSED VALUE 24,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,000 TOTAL JUST VALUE 24,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 24,000										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 06																											
NEIGHBORHOOD/LOC 34316.060 1.00/																SALES DATA OFF RECORD TYPE Q / V / RSN SALE Number DATE INST U / I / CD PRICE 1424/2394 11/03/2020 WD U V 30 175,000 GRANTOR: PK FOREST INVESTMENTS GRANTEE: JWK INVESTMENTS LLC 1395/0634 9/23/2019 WD Q V 05 250,000 GRANTOR: MILLENIA CAPITAL INC GRANTEE: PK FOREST INVESTMEN											
TOTALS																BUILDING NOTES											
EXTRA FEATURES						493 NW FOREST MEADOWS AVE, LAKE CITY										BUILDING DIMENSIONS											
L N 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						BLD DATE LGL DATE XF DATE LAND DATE 05/01/2023 MLU INC DATE AG DATE																					
																	LAND DESCRIPTION TOTAL OB/XF 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	0000	C	VAC RES	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 05/01/2023 BY MLU Total Acres: 0.37 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 05/08/2026 BY SYS																											