LOT 13 OAK MEADOW PLANTATION
UNIT 4.

AMORA RICARDO D/AMORA VILMA C
4101 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32055

2027

34-3S-16-02462-413

BUILDING CHARACTERISTICS

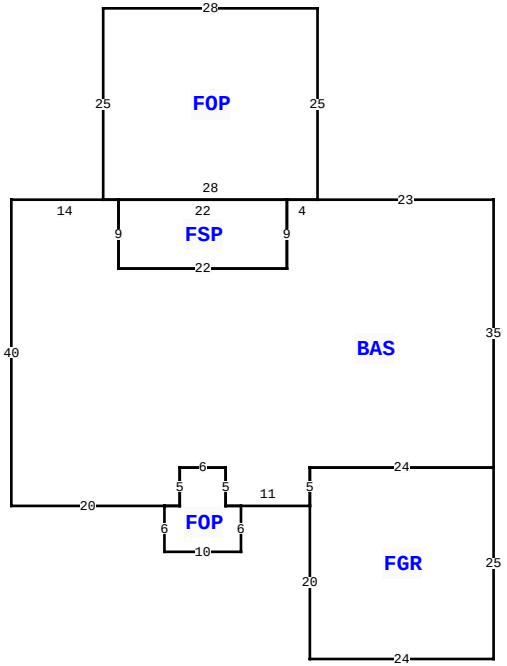
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,172	100		2,172	288,087
FGR	600	55		330	43,770
FOP	90	30		27	3,581
FOP	700	30		210	27,854
FSP	198	40		79	10,478
TOTALS	3,760			2,818	373,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,818	129.6540	142.62	401,903	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2172 HX Base Yr 2019



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

4101 NW RIVER SEBASTIAN LN, LAKE CITY

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
3	0166	CONC,PAVMT	0	100	0	0	2,530.00	UT	2.00	2.00	100	2018	2018	3	100	5,060	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	373,770
TOTAL MARKET OB/XF VALUE	7,760
TOTAL LAND VALUE - MARKET	49,000
TOTAL MARKET VALUE	430,530
SOH/AGL Deduction	238,238
ASSESSED VALUE	192,292
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	90,881
TOTAL JUST VALUE	430,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
789	SFR	0	09/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/1765	3/01/2016	WD	Q	V	01	24,000
GRANTOR: MAMD PROPERTY MANAGEM						
GRANTEE: RICARDO D & VILMA C						
1298/1482	7/27/2015	WD	U	V	11	100
GRANTOR: RENEE L CRAWFORD						
GRANTEE: MAMD PROPERTY MANAG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 W4 S9 W22 N9 W14 S40 E20 E2 N5 E6 S5 E11 N5 E24 N35 $
FOP=[ORIG=-23,0] N25 W28 S25 E28 $
FGR=[ORIG=-24,40] S20 E24 N25 W24 S5 $
FSP=[ORIG=-27,0] W22 S9 E22 N9 $
FOP=[ORIG=-43,40] S6 E10 N6 W2 N5 W6 S5 W2 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,760

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.40	35,000.00	49,000.00	49,000							

REVIEW DATE 06/06/2023 BY JB Total Acres: 0.81 Total Land Value: 49,000 Market: 0 Agricultural: 0 Common: 49,000 PRINTED 11/17/2026 BY SYS