LOT 14 OAK MEADOW PLANTATION UNI
WD 1080-2251, WD 1443-2551, LE 1

SONI DHIMANT/SONI GITA
4089 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32055

2027

34-3S-16-02462-414

BUILDING CHARACTERISTICS

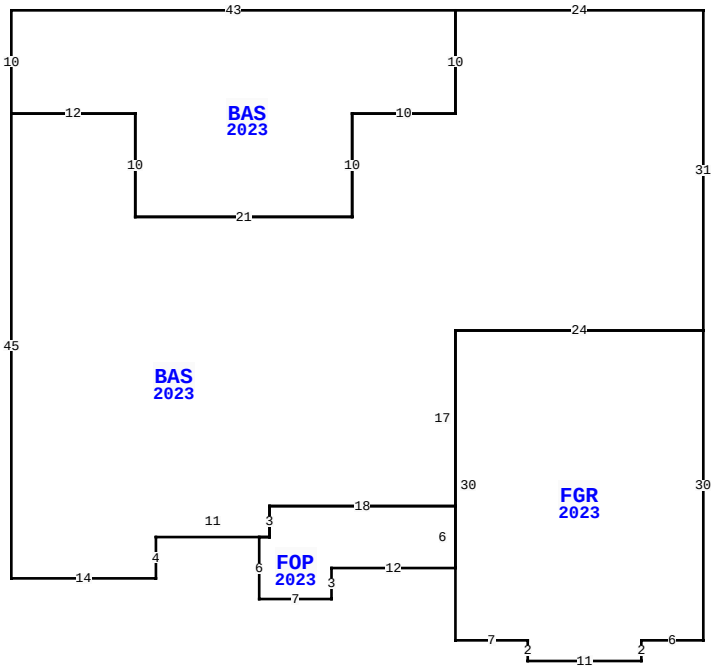
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	640	100	2023	640	77,898
BAS	2,299	100	2023	2,299	279,825
FGR	742	55	2023	408	49,660
FOP	132	30	2023	40	4,868
TOTALS	3,813			3,387	412,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,387	114.0720	125.48	425,001	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2026 Heated Area: 2939 HX Base Yr



4089 NW RIVER SEBASTIAN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	2,548.00	UT	3.00	3.00	100	2023	2022		100	7,644	
2	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	412,251
TOTAL MARKET OB/XF VALUE	15,444
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	462,695
SOH/AGL Deduction	0
ASSESSED VALUE	462,695
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	462,695
TOTAL JUST VALUE	462,695
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	498,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00667	SFR		11/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/2158	7/24/2025	WD	Q	I	01	625,000
GRANTOR: KELII THOMAS AHLO JR						
GRANTEE: SONI DHIMANT						
1493/2424	6/29/2023	LE	U	I	14	0
GRANTOR: KELII THOMAS AHLO JR						
GRANTEE: KELII THOMAS AHLO J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,10] W24 S10 W10 S10 W21 N10 W12 S45 E14 N4 E11 N3 E18 N17 E24 N31 $
FGR=[YR=2023;ORIG=100,41] W24 S30 E7 S2 E11 N2 E6 N30 $
BAS=[YR=2023;ORIG=76,10] W43 S10 E12 S10 E21 N10 E10 N10 $
FOP=[YR=2023;ORIG=76,58] W18 S3 W1 S6 E7 N3 E12 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,444

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

REVIEW DATE 09/30/2025 BY TP Total Acres: 0.59 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS