LOT 16 OAK MEADOW PLANTATION UNI
WD 1081-2511, WD 1121-2478,

WILKINSON ANTHONY MARK/WILKINSON PAMELA DIANNE
4051 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32055

2027

34-3S-16-02462-416

BUILDING CHARACTERISTICS

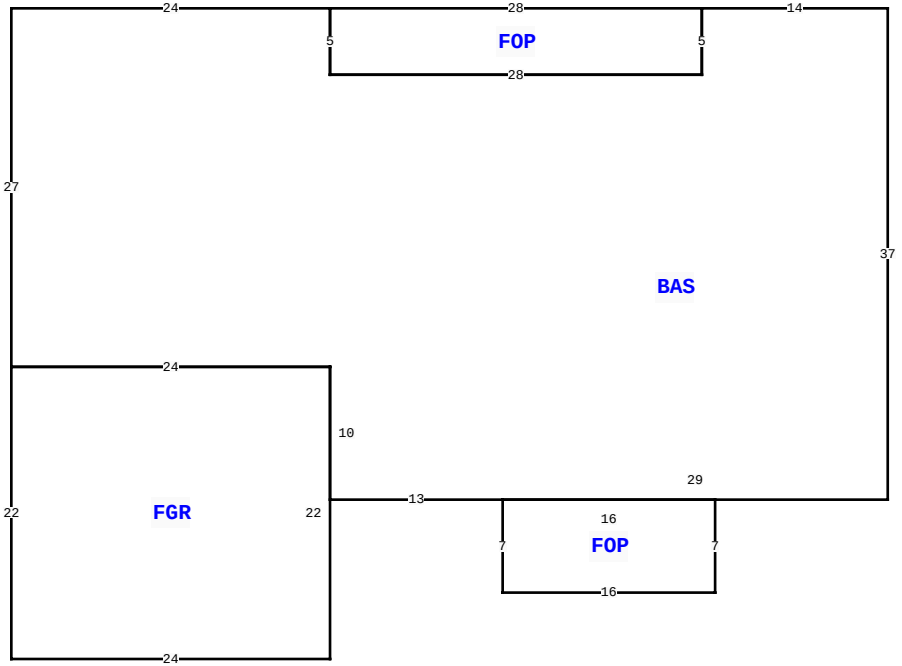
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,062	100		2,062	201,454
FGR	528	55		290	28,332
FOP	112	30		34	3,322
FOP	140	30		42	4,104
TOTALS	2,842			2,428	237,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,428	117.3312	129.06	313,358	2007	2007	0	0	0	24.30	75.70

1 SINGLE FAM 100% - 2020 Heated Area: 2062 HX Base Yr 2020



4051 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,730.00	UT	3.00	3.00	100	2007	2007	3	100	5,190	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,800	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		237,212
TOTAL MARKET OB/XF VALUE		13,290
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		285,502
SOH/AGL Deduction		59,092
ASSESSED VALUE		226,410
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		174,999
TOTAL JUST VALUE		285,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3761	SFR	674	06/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/2421	8/20/2019	WD	U	I	37	169,300
GRANTOR: ICILDA & RANSFORD HAR						
GRANTEE: ANTHONY MARK & PAME						
1121/2478	6/08/2007	WD	Q	V	01	100
GRANTOR: ICILDA & RANSFORD HAR						
GRANTEE: ICILDA & RANSFORD H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W28 S5 E28 N5$ S5 W28 N5 W24 S27 FGR= S22 E24 N22 W24$ E24 S10 E13 FOP= S7 E16 N7 W16$ E29 N37 $.

LAND DESCRIPTION

TOTAL OB/XF 13,290

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	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/06/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS