

LOT 17 OAK MEADOW PLANTATION
 UNIT 4. WD 1080-2256, CT 1218-
 1081 & SWD 1240-1369 & WD 1257

HUDA NURUL
 397 SW HIGHPOINT GLN
 LAKE CITY, FL 32024

2026

34-3S-16-02462-417


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 STANDARD Tax Group: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 24,500 TOTAL MARKET VALUE 24,500 SOH/AGL Deduction 4,207 ASSESSED VALUE 20,293 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 20,293 TOTAL JUST VALUE 24,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 24,500											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1257/1201 7/01/2013 WD Q V 01 12,000 GRANTOR: ARTHUR & MELANIE YARB GRANTEE: NURUL HUDA 1240/1369 8/23/2012 WD U V 12 10,000 GRANTOR: COLUMBIA BANK GRANTEE: ARTHUR & MELANIE YA											
DOR CODE 0000 VACANT 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 TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE 04/14/2026 MLU AG DATE										BUILDING NOTES BUILDING DIMENSIONS											
EXTRA FEATURES 4110 NW RIVER SEBASTIAN LN, LAKE CITY										TOTAL OB/XF 0										LAND DESCRIPTION L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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-1 0.00 0.00 1.00 LT 1.00 1.00 0.70 35,000.00 24,500.00 24,500											
REVIEW DATE 04/14/2026 BY MLU										Total Acres: 0.53 Total Land Value: 24,500										Market: 0 Agricultural: 0 Common: 24,500 PRINTED 06/19/2026 BY SYS											