LOT 14 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

CHAPMAN BAYLASS GLENN/CHAPMAN CAROL LONNIS
3981 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32055

2023

34-3S-16-02461-314

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
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
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.060	1.00/

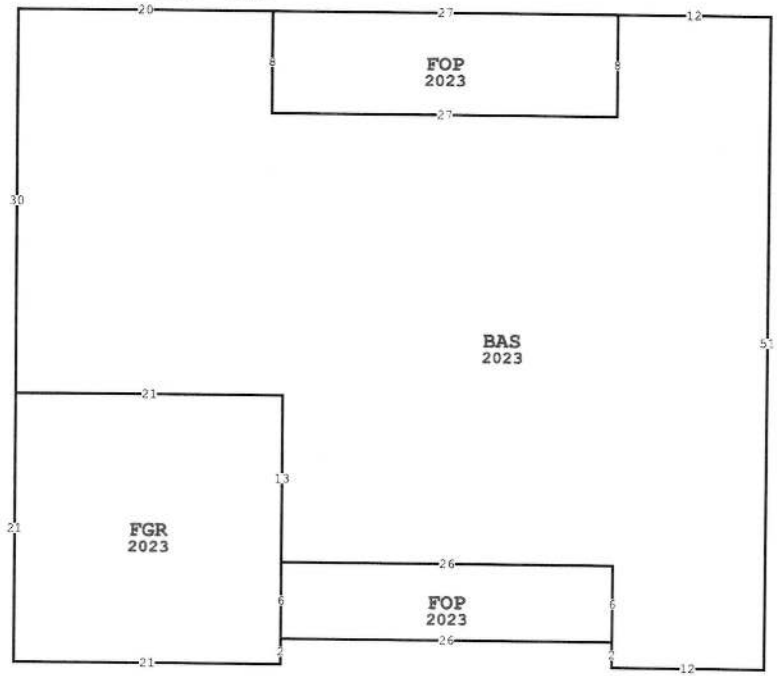
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,144	100	2,144	230,223
FGR	441	55	243	26,093
FOP	156	30	47	5,047
FOP	216	30	65	6,980
TOTALS	2,957		2,499	268,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,499	129.3750	107.38	268,343	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2023

HX Base Yr 2023



3981 NW RIVER SEBASTIAN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		268,343
TOTAL MARKET OB/XF VALUE		6,117
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		296,460
SOH/AGL Deduction		0
ASSESSED VALUE		296,460
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,460
TOTAL JUST VALUE		296,460
NCON VALUE		274,460
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/2325	12/19/2022	WD	Q	I	01	362,700
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: CHAPMAN BAYLASS GLE						
1433/1317	3/25/2021	WD	Q	V	05	288,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

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	100	0	0	2,039.00	UT	3.00	3.00	100	2023	2022		100	6,117	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-65,-45] S30 E21 S13 E26 S6 S2 E12 N51 W12 S8 W27 N8 W20 $
FOP=[YR=2023;ORIG=-45,-45] E27 S8 W27 N8 $
FOP=[YR=2023;ORIG=-44,-2] E26 S6 W26 N6 $
FGR=[YR=2023;ORIG=-65,-15] S21 E21 N2 N6 N13 W21 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,117

LN	USE CODE	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	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 02/17/2023 BY ME Total Acres: 0.53 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 03/08/2023