LOT 1 FOREST COVE S/D.

WD 1520-1622, WD 1535-297

TEASLEY JOHNATHAN LEE
160 SW CADENCE GLN
LAKE CITY, FL 32024

2026

15-4S-16-03001-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

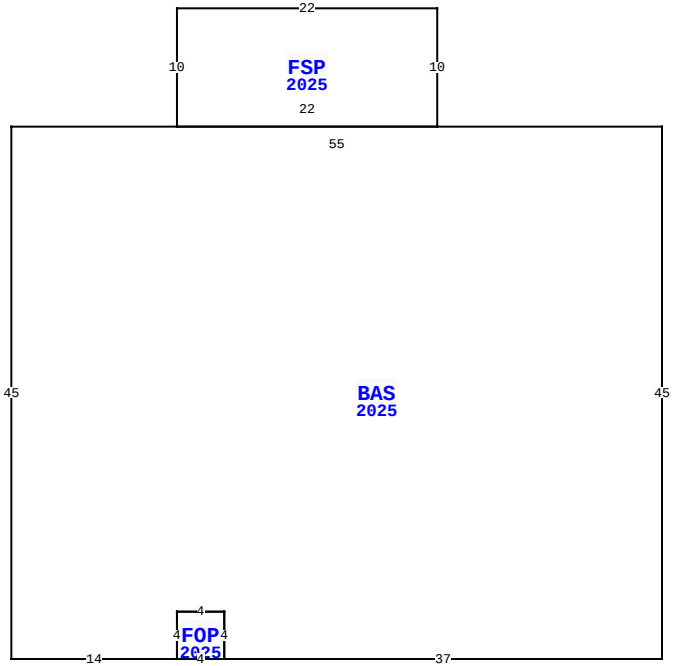
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,459	100	2025	2,459	290,547
FOP	16	30	2025	5	591
FSP	220	40	2025	88	10,398
TOTALS	2,695			2,552	301,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,552	106.5600	119.35	304,581	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2025 Heated Area: 2459 HX Base Yr



160 SW CADENCE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	301,535
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	353,935
SOH/AGL Deduction	0
ASSESSED VALUE	353,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,935
TOTAL JUST VALUE	353,935
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051751	Screen Enclosure	2,500	12/09/2024
000050907	New Residential C	210,000	09/25/2024
000050617	Right-of-Way Acce		08/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/297	2/27/2025	WD	Q	I	01	400,000
GRANTOR: MARONDA HOMES, LLC						
GRANTEE: TEASLEY JOHNATHAN L						
1520/1622	8/02/2024	WD	U	V	37	150,000
GRANTOR: FOREST LAND DEVELOPME						
GRANTEE: MARONDA HOMES, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,-20] W55 S45 E14 N4 E4 S4 E37 N45 $
FSP=[YR=2025;ORIG=-41,-30] E22 S10 W22 N10 $
FOP=[YR=2025;ORIG=-41,21] E4 S4 W4 N4 $
.

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	800.00	UT	3.00	3.00	100	2025	2024		100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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					1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/29/2025 BY TP Total Acres: 1.11 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/20/2025 BY SYS