

NESSMITH TAMMY L
279 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION											PAGE 1 of 1													
Exterior Wall	19	COMMON BRK 80																								
Exterior Wall	31	VINYL SID 20																								
Roof Structur	03	GABLE/HIP 100																								
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 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																								
Condition Adj	03	03 100																								
Kitchen Adjus	01	01 100																								
Quality	06	06																								
DOR CODE	0100	SINGLE FAMILY																								
MAP NUM		MKT AREA																								
NEIGHBORHOOD/LOC	34316.060	1.00/																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,868	100		1,868	176,911																					
FGR	506	55		278	26,328																					
FOP	96	30		29	2,747																					
FSP	138	40		55	5,209																					
FSP	160	40		64	6,061																					
TOTALS	2,768			2,294	217,256																					
EXTRA FEATURES					279 NW FOREST MEADOWS AVE, LAKE CITY																					
L N	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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200											
2	0166	CONC,PAVMT	0 100	0	0	1,721.00	UT	1.50	1.50	100	1999	1999	3	100	2,582											
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	750											
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	900											
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50											
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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000									
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