

LOT 6 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

LU HONG J/CAO QING RONG
602 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

34-3S-16-02461-306



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,552	100	2023	2,552	309,282
FGR	480	55	2023	264	31,994
FOP	61	30	2023	18	2,182
FOP	200	30	2023	60	7,271
TOTALS	3,293			2,894	350,729

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	1,400.00	UT	3.00	3.00
2	0169	FENCE/WOOD	0	100	0	1.00	UT	3,200.00	3,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

REVIEW DATE 06/07/2023 BY KS

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,894	111.5500	124.94	361,576	2022	2022	0	0
1 SINGLE FAM 100% - 2023 Heated Area: 2552 HX Base Yr 2023									
602 NW FOREST MEADOWS AVE, LAKE CITY									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	1,400.00	UT	3.00	3.00
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2	0169	FENCE/WOOD	0	100	0	1.00	UT	3,200.00	3,200.00

Total Acres: 0.32 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					350,729				
TOTAL MARKET OB/XF VALUE					7,400				
TOTAL LAND VALUE - MARKET					24,000				
TOTAL MARKET VALUE					382,129				
SOH/AGL Deduction					48,669				
ASSESSED VALUE					333,460				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					282,738				
TOTAL JUST VALUE					382,129				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					385,744				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00599	SFR		09/29/2021
3561	SFR	50	07/20/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1477/1837	10/12/2022	WD	Q	I	01	372,000	
GRANTOR: ADAMS HOMES OF NORTHW							
GRANTEE: LU HONG J							
1433/1317	3/25/2021	WD	Q	V	05	288,000	
GRANTOR: BAVERIA LLC							
GRANTEE: ADAMS HOMES OF NORT							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=14,-20] W20 S6 W4 D3L3 W17 N9 W14 S51 E14 N5 E7 S1 E13 N1 E24 N46 \$									
FOP=[YR=2023;ORIG=-6,-20] W24 S9 E17 U3R3 E4 N6 \$									
FOP=[YR=2023;ORIG=-23,26] W7 S5 S2 E9 N6 W2 N1 \$									
FGR=[YR=2023;ORIG=-10,26] E24 S20 W24 N20 \$									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	1,400.00	UT	3.00	3.00
2	0169	FENCE/WOOD	0	100	0	1.00	UT	3,200.00	3,200.00

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