

LOT 7 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

ZHANG HENG/LU YA YUN
618 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

34-3S-16-02461-307



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	169	30	2023	51	6,181
FOP	200	30	2023	60	7,271
TOTALS	3,401			2,927	354,728

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,927	111.5500	124.94	365,699	2022	2022	0	0	3.00	97.00
2 SINGLE FAM 100% - 2023 Heated Area: 2552 HX Base Yr 2023											
618 NW FOREST MEADOWS AVE, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/01/2023 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	1,260.00	UT	3.00	3.00	100	2023
2	0169	FENCE/WOOD	0	100	0	1.00	UT	3,200.00	3,200.00	100	2023

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2022		100	3,780	
2022		100	3,200	

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

TOT DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1.00	1.00	1.00	24,000.00	24,000.00	24,000

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		354,728	
TOTAL MARKET OB/XF VALUE		6,980	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		385,708	
SOH/AGL Deduction		74,737	
ASSESSED VALUE		310,971	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		260,249	
TOTAL JUST VALUE		385,708	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		389,365	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00600	SFR		09/29/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1477/2554	10/13/2022	WD	Q	I	01
GRANTOR: ADAMS HOMES OF NORTHW					
GRANTEE: ZHANG HENG					
1433/1317	3/25/2021	WD	Q	V	05
GRANTOR: BAVERIA LLC					
GRANTEE: ADAMS HOMES OF NORT					

BUILDING NOTES											
BAS=[YR=2023;ORIG=19,-21] W20 S6 W4 D3L3 W17 N9 W14 S51 E14 N5 E7 S1 E13 N1 E24 N46 \$											
FOP=[YR=2023;ORIG=-1,-21] W24 S9 E17 U3R3 E4 N6 \$											
FOP=[YR=2023;ORIG=-18,25] W7 S5 W14 S6 E13 S1 E8 N12 \$											
FGR=[YR=2023;ORIG=-5,25] E24 S20 W24 N20 \$											