

LOT 8 FOREST PLANTATION UNIT 3.  
WD 1323-1140, WD 1353-2305, WD 1

PAN MINGLAN/ZHENG TIANXING  
638 NW FOREST MEADOWS AVE  
LAKE CITY, FL 32055

2026

34-3S-16-02461-308



| 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           | 14        | CARPET 50      |
| Interior Floor           | 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                  | 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       | 2,319            | 100         | 2023 | 2,319        | 292,583              |
| FGR       | 440              | 55          | 2023 | 242          | 30,533               |
| FOP       | 79               | 30          | 2023 | 24           | 3,028                |
| FOP       | 168              | 30          | 2023 | 50           | 6,309                |
| TOTALS    | 3,006            |             |      | 2,635        | 332,452              |

| 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 | 0 | 1,208.00 | UT | 3.00     | 3.00           |
| 2              | 0169       | FENCE/WOOD  | 0 100   | 0 | 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        |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0100                                                       | 01  | 2,635     | 116.1300    | 130.07         | 342,734        | 2022 | 2022 | 0    | 0    |
| 1 SINGLE FAM 100% - 2024 Heated Area: 2319 HX Base Yr 2024 |     |           |             |                |                |      |      |      |      |
|                                                            |     |           |             |                |                |      |      |      |      |
| 638 NW FOREST MEADOWS AVE, LAKE CITY                       |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF                      |  |  |  |  |  |  |  |  |  |
|----------------------------------|--|--|--|--|--|--|--|--|--|
| 6,824                            |  |  |  |  |  |  |  |  |  |
| BLD DATE<br>XF DATE<br>INC DATE  |  |  |  |  |  |  |  |  |  |
| LGL DATE<br>LAND DATE<br>AG DATE |  |  |  |  |  |  |  |  |  |
| 05/01/2023 MLU                   |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 1 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 1              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 332,452   |   |
| TOTAL MARKET OB/XF VALUE  |  | 6,824     |   |
| TOTAL LAND VALUE - MARKET |  | 24,000    |   |
| TOTAL MARKET VALUE        |  | 363,276   |   |
| SOH/AGL Deduction         |  | 66,060    |   |
| ASSESSED VALUE            |  | 297,216   |   |
| TOTAL EXEMPTION VALUE     |  | 50,722    |   |
| BASE TAXABLE VALUE        |  | 246,494   |   |
| TOTAL JUST VALUE          |  | 363,276   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 366,703   |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 00598      | SFR         |     | 09/29/2021 |

| SALES DATA                     |            |           |       |       |        |
|--------------------------------|------------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD |
| 1478/2280                      | 10/31/2022 | WD Q      | I     | 01    |        |
| GRANTOR: ADAMS HOMES OF NORTHW |            |           |       |       |        |
| GRANTEE: PAN MINGLAN           |            |           |       |       |        |
| 1433/1317                      | 3/25/2021  | WD Q      | V     | 05    |        |
| GRANTOR: BAVERIA LLC           |            |           |       |       |        |
| GRANTEE: ADAMS HOMES OF NORT   |            |           |       |       |        |

| BUILDING NOTES                                                                                   |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2023;ORIG=91,10] W14 S8 W16 U3L3 W4 N5 W20 S41 E22 S5 E13 N5 E7 S5 E4 S1 E9 N1 E2 N46 \$ |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2023;ORIG=34,51] E22 S20 W22 N20 \$                                                      |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2023;ORIG=77,10] W23 S5 E4 D3R3 E16 N8 \$                                                |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2023;ORIG=76,51] W7 S5 W2 S4 E11 N4 W2 N5 \$                                             |  |  |  |  |  |  |  |  |  |