LOT 21 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

PATEL HITENDRABHAI KANUBHAI/PATEL NITABEN
599 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2025

34-3S-16-02461-321

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

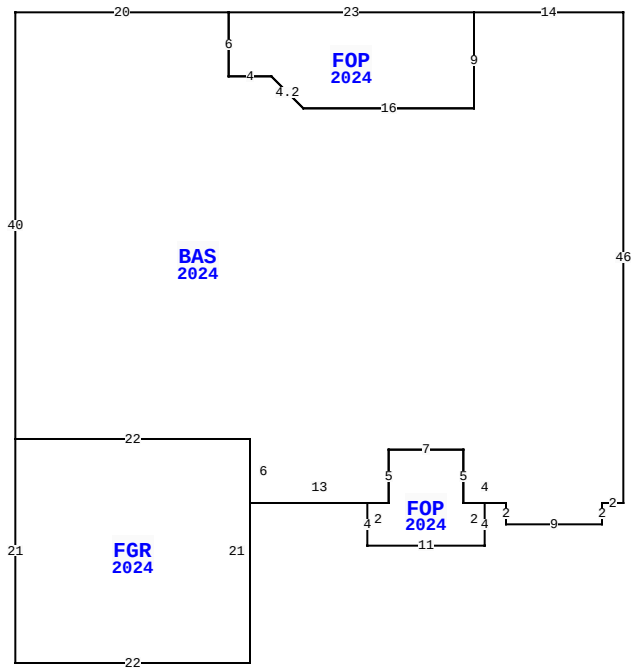
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,283	100	2024	2,283	253,638
FGR	462	55	2024	254	28,219
FOP	79	30	2024	24	2,666
FOP	191	30	2024	57	6,333
TOTALS	3,015			2,618	290,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,618	118.0900	132.26	346,257	2023	2023	0	0	15	1.00	84.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2283 HX Base Yr 2024



599 NW FOREST MEADOWS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		290,856
TOTAL MARKET OB/XF VALUE		2,754
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		317,610
SOH/AGL Deduction		0
ASSESSED VALUE		317,610
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		266,888
TOTAL JUST VALUE		317,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/1929	10/20/2023	WD	Q	I	01	378,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: PATEL HITENDRABHAI						
1429/2233	2/04/2021	WD	Q	V	05	320,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W14 S9 W16 U3L3 W4 N6 W20 S40 E22 S6 E13 N5 E7 S5 E4 S2 E9 N2 E2 N46 $
FGR=[YR=2024;ORIG=13,50] E22 S21 W22 N21 $
FOP=[YR=2024;ORIG=56,10] W23 S6 E4 D3R3 E16 N9 $
FOP=[YR=2024;ORIG=55,51] W7 S5 W2 S4 E11 N4 W2 N5 $
.

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	100	0	0	918.00	UT	3.00	3.00	100	2024	2023		100	2,754	

LAND DESCRIPTION

TOTAL OB/XF 2,754

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 12/28/2023 BY HC Total Acres: 0.32 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/06/2025 BY SYS