



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	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	2,173	100	2024	2,173	271,133
FGR	420	55	2024	231	28,823
FOP	130	30	2024	39	4,866
FOP	208	30	2024	62	7,736
TOTALS	2,931			2,505	312,558

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	0	834.00	UT	3.00	3.00	100	2024

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	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,505	113.6800	127.32	318,937	2023	2023	0	0	0	2.00	98.00
1 SINGLE FAM 100% - 2025 Heated Area: 2173 HX Base Yr 2025												
579 NW FOREST MEADOWS AVE, LAKE CITY												

TOTAL OB/XF											
2,502											

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2,502											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		312,558	
TOTAL MARKET OB/XF VALUE		2,502	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		339,060	
SOH/AGL Deduction		0	
ASSESSED VALUE		339,060	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		288,338	
TOTAL JUST VALUE		339,060	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		342,250	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1498/2732	9/08/2023	WD Q	I	01		357,900	
GRANTOR: ADAMS HOMES OF NORTH							
GRANTEE: MAULDIN JUSTIN EDWI							
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=80,10] W20 S8 W26 N8 W13 S51 E12 N8 E26 N12 E21 N31 \$											
FOP=[YR=2024;ORIG=34,10] E26 S8 W26 N8 \$											
FOP=[YR=2024;ORIG=33,53] E26 S5 W26 N5 \$											
FGR=[YR=2024;ORIG=59,41] E21 S20 W21 N20 \$											

OTHER ADJUSTMENTS AND NOTES											