



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 06 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 34316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,297	100		2,297	234,675
FGR	520	55		286	29,219
FOP	84	30		25	2,554
FOP	348	30		104	10,625

TOTALS 3,249 2,712 277,074

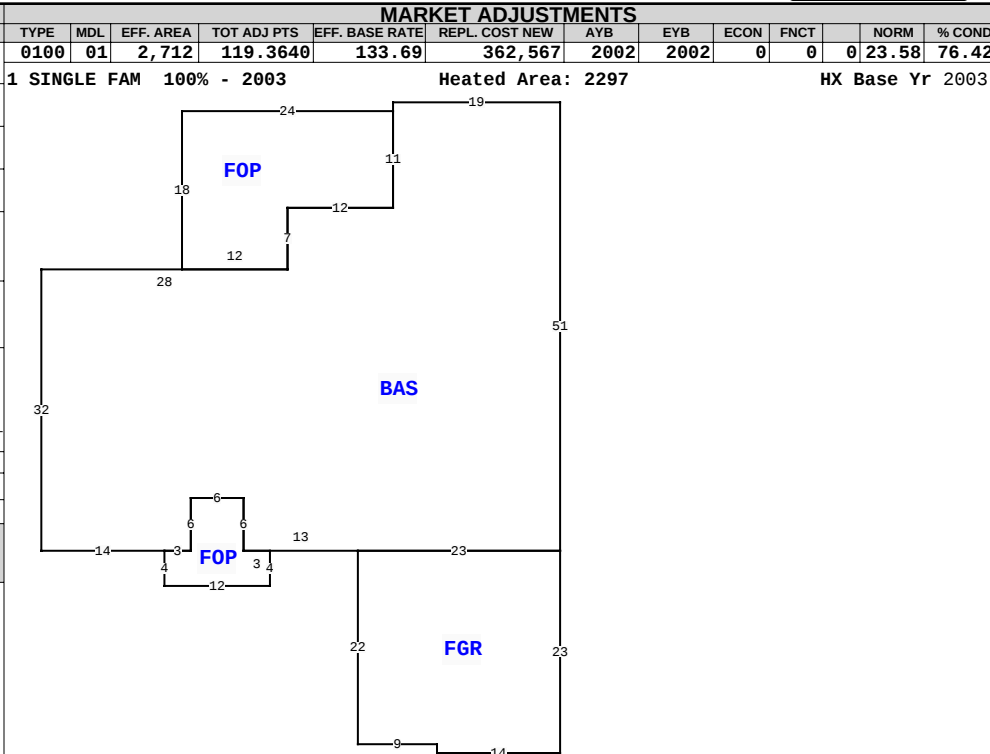
EXTRA FEATURES

L N	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			2.00	100	2002	2002	3	100	2,988	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	35,000.00	35,000.00	35,000							

REVIEW DATE 06/02/2023 BY JB



248 NW FOREST MEADOWS AVE, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2003 Heated Area: 2297 HX Base Yr 2003

COLUMBIA COUNTY PROPERTY

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VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	277,074
TOTAL MARKET OB/XF VALUE	2,988
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	315,062
SOH/AGL Deduction	97,560
ASSESSED VALUE	217,502
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	166,780
TOTAL JUST VALUE	315,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2276	SFR	558	01/10/2002

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/2145	8/24/2022	LE	U	I	14	100
GRANTOR: WELSH RANDY						
GRANTEE: WELSH FAMILY REVOKA						
1432/1283	1/28/2021	LE	U	I	14	100
GRANTOR: WELSH RANDALL J						
GRANTEE: WELSH RANDALL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S1 FOP= W24 S18 E12 N7 E12 N11\$ S11 W12 S7 W28 S32 E14 FOP= S4 E12 N4 W3 N6 W6 S6 W3\$ E3 N6 E6 S6 E13 FGR= S22 E9 S1 E14 N23 W23\$ E23 N51\$.

Total Acres: 0.53

Total Land Value: 35,000

Market: 0

Agricultural: 0

Common: 35,000

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