

COMM NW COR OF SW1/4, RUN S
1353.03 FT TO NW COR OF SW1/4
OF SW1/4, E 771.80 FT, SOUTH

LU HONG J/CAO QING R
602 NW FOREST MEADOW AVE
LAKE CITY, FL 32055

2026

01-4S-16-02678-016
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	60
Exterior Wall	19	COMMON BRK	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	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	1416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	84	100	
BAS	2,186	100	
FGR	528	55	
FOP	144	30	
FSP	640	40	
UOP	192	20	
TOTALS	3,774		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,897	110.2000	125.63	363,950	1979	1979	0	0	35.00	65.00
1 SINGLE FAM 0% - 2023 Heated Area: 2270 HX Base Yr											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		236,568	
TOTAL MARKET OB/XF VALUE		3,700	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		265,268	
SOH/AGL Deduction		0	
ASSESSED VALUE		265,268	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		265,268	
TOTAL JUST VALUE		265,268	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,606	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/1486	9/11/2019	WD	U	I	12	140,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HONG J LU & QING R						
1386/1235	12/26/2018	WD	U	I	12	0
GRANTOR: SUNTRUST MORTGAGE INC						
GRANTEE: SECRETARY OF HOUSING						

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BAS= W12 S31 E50 N7 BAS= E7 N12 W7 S12\$ N12 E7 S12 E23 N24FOP= N24 W6 S24 E6\$ W6 FGR= N24 W22 S24 E22 \$ W22 FSP= N16 W40 S16 E40\$ W40 UOP= N16 W12 S16 E12\$.	

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	0140	C	SFR GOLF	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							