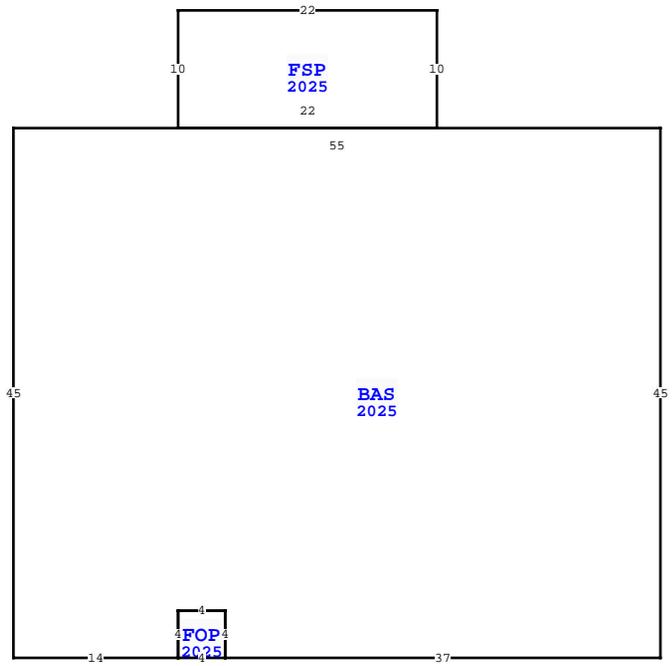


ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,552	106.5600	121.48	310,017	2024	2024	0	0	0	1.00	99.00
1 SINGLE FAM 100% - 2026 Heated Area: 2459 HX Base Yr 2026												



MAP NUM	MKT AREA	06				
15416.080	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	2,459	100	2025	2,459	295,732
	FOP	16	30	2025	5	601
	FSP	220	40	2025	88	10,583
TOTALS	2,695				2,552	306,917

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			306,917
TOTAL MARKET OB/XF VALUE			2,400
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			344,317
SOH/AGL Deduction			0
ASSESSED VALUE			344,317
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			292,906
TOTAL JUST VALUE			344,317
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051751	Screen Enclosure	2,500	12/09/2024
000050907	New Residential C	210,000	09/25/2024
000050617	Right-of-Way Acce		08/21/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/297	2/27/2025	WD Q	I	01		400,000
GRANTOR: MARONDA HOMES, LLC						
GRANTEE: TEASLEY JOHNATHAN L						
1520/1622	8/02/2024	WD U	V	37		150,000
GRANTOR: FOREST LAND DEVELOPME						
GRANTEE: MARONDA HOMES, LLC						

EXTRA FEATURES

160 SW CADENCE GLN, LAKE CITY

BLD DATE		LGL DATE	05/11/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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		800.00	UT	3.00				3.00	2,400

BUILDING NOTES												
TOTAL OB/XF 2,400												

BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=0,-20] W55 S45 E14 N4 E4 S4 E37 N45 \$												
FSP=[YR=2025;ORIG=-41,-30] E22 S10 W22 N10 \$												
FOP=[YR=2025;ORIG=-41,21] E4 S4 W4 N4 \$												

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						1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							