LOT 2 FOREST COVE S/D.

WD 1534-1517,

DRAKE PAUL ANDERS/DRAKE DEBORAH
182 SW CADENCE GLN
LAKE CITY, FL 32024

2027

15-4S-16-03001-102

BUILDING CHARACTERISTICS

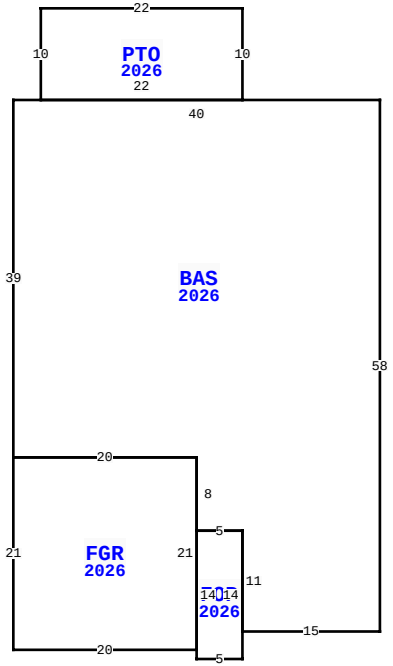
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,885	100	2026	1,885	234,023
FGR	420	55	2026	231	28,679
FOP	70	30	2026	21	2,607
PTO	220	5	2026	11	1,366
TOTALS	2,595			2,148	266,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,148	112.8600	124.15	266,674	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1885 HX Base Yr 2026



182 SW CADENCE GLN, LAKE CITY

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

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	630.00	UT	3.00	3.00	100	2026	2025		100	1,890	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		266,674
TOTAL MARKET OB/XF VALUE		1,890
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		303,564
SOH/AGL Deduction		0
ASSESSED VALUE		303,564
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		247,153
TOTAL JUST VALUE		303,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050886	New Residential C	210,000	10/21/2024
000050708	Right-of-Way Acce		08/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/1517	2/25/2025	WD	Q	I	01	365,000
GRANTOR: MARONDA HOMES, LLC						
GRANTEE: DRAKE PAUL ANDERS						
1520/1622	8/02/2024	WD	U	V	37	150,000
GRANTOR: FOREST LAND DEVELOPME						
GRANTEE: MARONDA HOMES, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=70,9] W40 S39 E20 S8 E5 S11 E15 N58 $
FGR=[YR=2026;ORIG=30,48] E20 S21 W20 N21 $
PTO=[YR=2026;ORIG=33,-1] E22 S10 W22 N10 $
FOP=[YR=2026;ORIG=50,56] E5 S14 W5 N14 $
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LAND DESCRIPTION

TOTAL OB/XF 1,890

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

REVIEW DATE 04/21/2026 BY robin Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS