LOT 3 FOREST COVE S/D.

WD 1525-962, WD 1541-625,

BRUNO ESTHER
218 SW CADENCE GLN
LAKE CITY, FL 32024

2027

15-4S-16-03001-103

BUILDING CHARACTERISTICS

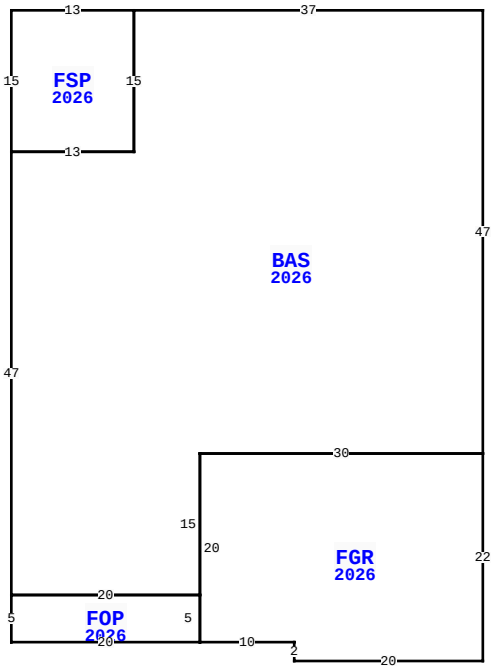
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	15416.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,455	100	2026	2,455	298,626
FGR	640	55	2026	352	42,817
FOP	100	30	2026	30	3,649
FSP	195	40	2026	78	9,488
TOTALS	3,390			2,915	354,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,915	110.5800	121.64	354,581	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2455 HX Base Yr 2026



218 SW CADENCE GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	354,581
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	391,381
SOH/AGL Deduction	51,177
ASSESSED VALUE	340,204
TOTAL EXEMPTION VALUE	HX HB 13 340,204
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	391,381
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051854	Screen Enclosure	2,500	12/17/2024
000051553	New Residential C	210,000	11/19/2024
000051341	Right-of-Way Acce		10/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/625	5/21/2025	WD	Q	I	01	432,900
GRANTOR: MARONDA HOMES, LLC						
GRANTEE: BRUNO ESTHER						
1525/962	10/11/2024	WD	U	V	37	75,000
GRANTOR: FOREST LAND DEVELOPME						
GRANTEE: MARONDA HOMES, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,10] W37 S15 W13 S47 E20 N15 E30 N47 $
FSP=[YR=2026;ORIG=-20,10] E13 S15 W13 N15 $
FOP=[YR=2026;ORIG=-20,72] E20 S5 W20 N5 $
FGR=[YR=2026;ORIG=30,57] W30 S20 E10 S2 E20 N22 $
.

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	600.00	UT	3.00	3.00	100	2026	2025		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS