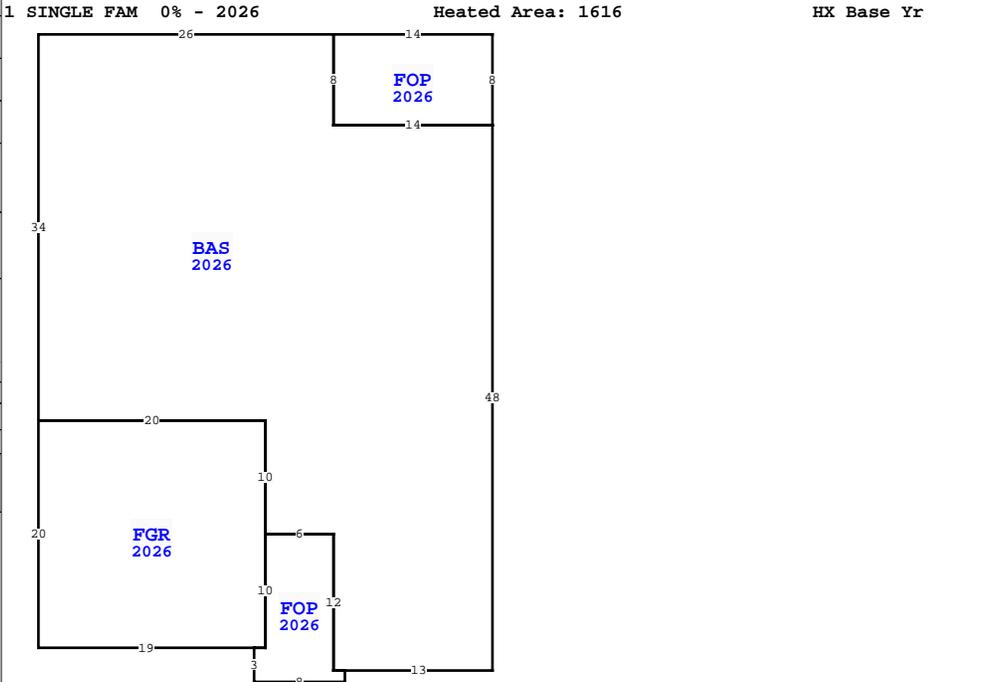


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,895	112.8600	128.66	243,811	2025	2025	0	0	0.00	100.00		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	243,811			
TOTAL MARKET OB/XF VALUE	1,800			
TOTAL LAND VALUE - MARKET	40,000			
TOTAL MARKET VALUE	285,611			
SOH/AGL Deduction	0			
ASSESSED VALUE	285,611			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	285,611			
TOTAL JUST VALUE	285,611			
NCON VALUE	245,611			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	50,000			



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	1,616	100	2026	1,616	207,915
FGR	400	55	2026	220	28,305
FOP	82	30	2026	25	3,217
FOP	112	30	2026	34	4,374
TOTALS	2,210			1,895	243,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052717	New Residential C	210,000	03/26/2025
000052323	Right-of-Way Acce		02/13/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/879	2/24/2026	WD Q	Q	I	01	310,000
GRANTOR: MARONDA HOMES LLC						
GRANTEE: WILLIAMS LEVI COLT						
1532/63	1/21/2025	WD U	V	V	37	150,000
GRANTOR: FOREST LAND DEVELOPME						
GRANTEE: MARONDA HOMES LLC						

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		600.00	UT	3.00				3.00	1,800	

TOTAL OB/XF														1,800
248 SW CADENCE GLN, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														

BUILDING NOTES													

BUILDING DIMENSIONS													
FOP=[YR=2026;ORIG=0,-20] E14 S8 W14 N8 \$													
FGR=[YR=2026;ORIG=-6,14] W20 S20 E19 E1 N10 N10 \$													
BAS=[YR=2026;ORIG=14,-12] W14 N8 W26 S34 E20 S10 E6 S12 E1 E13 N48 \$													
FOP=[YR=2026;ORIG=0,24] W6 S10 W1 S3 E8 N1 W1 N12 \$													

LAND DESCRIPTION														TOTAL OB/XF										
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	0					1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							