LOT 4 FOREST COVE S/D.
WD 1532-63, WD 1562-879

WILLIAMS LEVI COLT/WILLIAMS KENIDY GRACE
248 SW CADENCE GLN
LAKE CITY, FL 32024

2027

15-4S-16-03001-104

BUILDING CHARACTERISTICS

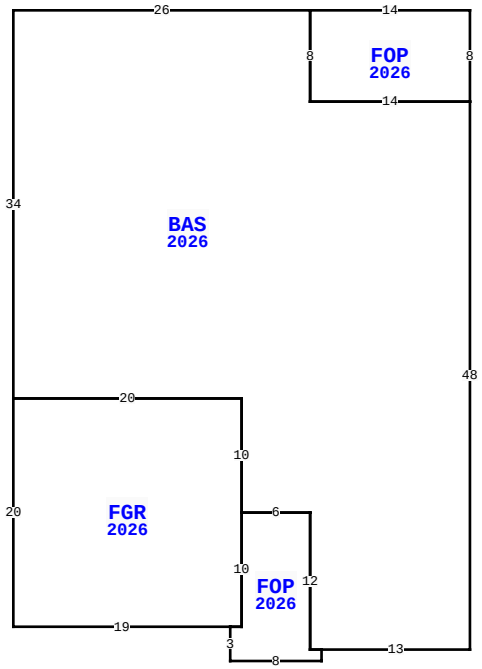
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
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	193,112
FGR	400	55	2026	220	26,290
FOP	82	30	2026	25	2,988
FOP	112	30	2026	34	4,063
TOTALS	2,210			1,895	226,452

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	108.6400	119.50	226,452	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1616 HX Base Yr



248 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	226,452
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	263,252
SOH/AGL Deduction	0
ASSESSED VALUE	263,252
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,252
TOTAL JUST VALUE	263,252
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,384

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	I	01	310,000
GRANTOR: MARONDA HOMES LLC						
GRANTEE: WILLIAMS LEVI COLT						
1532/63	1/21/2025	WD	U	V	37	150,000
GRANTOR: FOREST LAND DEVELOPME						
GRANTEE: MARONDA HOMES LLC						

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 $
.

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	0	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	0					1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/01/2026 BY TP Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS