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

**2026**

**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

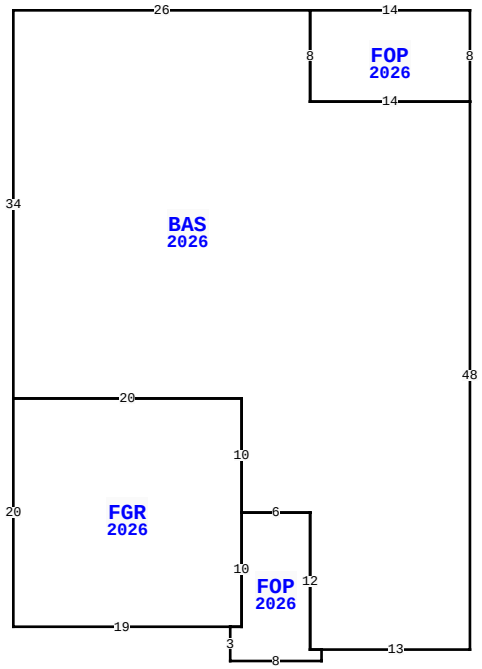
NEIGHBORHOOD/LOC 15416.080 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,616 | 100 | 2026 | 1,616 | 196,635 |
| FGR | 400 | 55 | 2026 | 220 | 26,770 |
| FOP | 82 | 30 | 2026 | 25 | 3,042 |
| FOP | 112 | 30 | 2026 | 34 | 4,137 |
| TOTALS | 2,210 | | | 1,895 | 230,584 |

## 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 | 121.68 | 230,584 | 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
XF DATE | LAND DATE 05/11/2026 MLU
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 | 0 | 0 | 0 | 600.00 | UT | 3.00 | 3.00 | 100 | 2026 | 2025 | | 100 | 1,800 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 230,584 |
| TOTAL MARKET OB/XF VALUE | 1,800 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 267,384 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 267,384 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 267,384 |
| TOTAL JUST VALUE | 267,384 |
| NCON VALUE | 232,384 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 50,000 |

| 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 $
.

## 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 06/23/2026 BY SYS