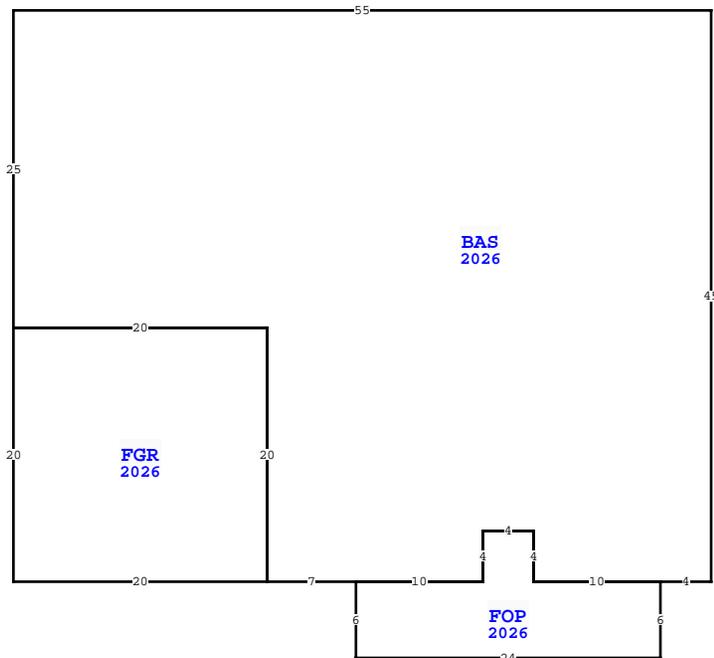


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	2,059	100	2026
FGR	400	55	2026
FOP	160	30	2026
TOTALS	2,619		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
				Heated Area: 2059							
					HX Base Yr 2026						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	288,199		
TOTAL MARKET OB/XF VALUE	1,800		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	329,999		
SOH/AGL Deduction	0		
ASSESSED VALUE	329,999		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	278,588		
TOTAL JUST VALUE	329,999		
NCON VALUE	289,999		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	50,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053036	New Residential C	210,000	05/06/2025
000052716	Right-of-Way Acce		03/26/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1148	8/26/2025	WD Q	I	01		352,000
GRANTOR: MARONDA HOMES, LLC						
GRANTEE: KANE ALEXANDER SEAN						
1535/533	3/07/2025	WD U	V	37		150,000
GRANTOR: FOREST LAND DEVELOPME						
GRANTEE: MARONDA HOMES, LLC						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,059	100	2026	2,059	255,007
FGR	400	55	2026	220	27,247
FOP	160	30	2026	48	5,945
TOTALS	2,619			2,327	288,199

282 SW CADENCE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	100	0	0			3.00	100	2026	2025		100	1,800	

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2026;ORIG=5,34] E20 S20 W20 N20 \$									
BAS=[YR=2026;ORIG=60,9] W55 S25 E20 S20 E7 E10 N4 E4 S4 E10 E4 N45 \$									
FOP=[YR=2026;ORIG=56,54] W10 N4 W4 S4 W10 S6 E24 N6 \$									

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	100					1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							