LOT 5 FOREST COVE S/D.
WD 1535-533, WD 1548-1148,

KANE ALEXANDER SEAN/KANE LOGAN KELLY
282 SW CADENCE GLEN
LAKE CITY, FL 32024

2027

15-4S-16-03001-105

BUILDING CHARACTERISTICS

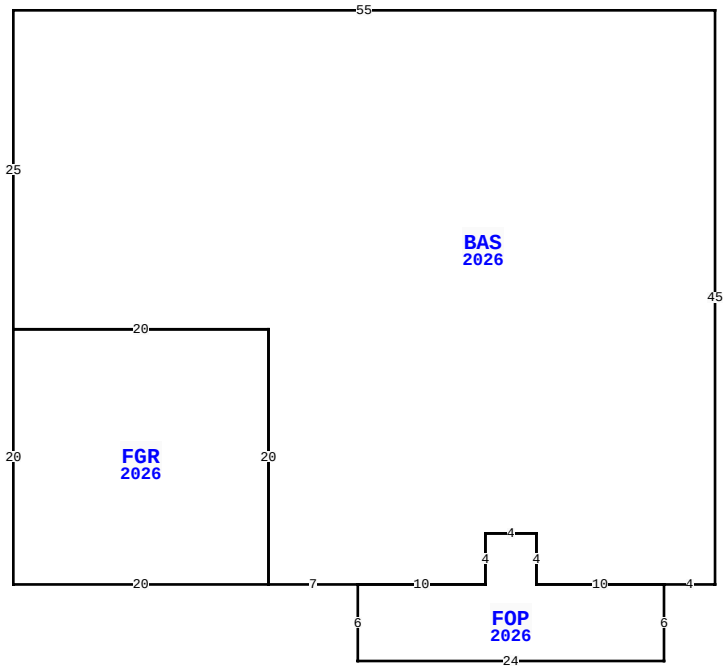
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,059	100	2026	2,059	246,051
FGR	400	55	2026	220	26,290
FOP	160	30	2026	48	5,736
TOTALS	2,619			2,327	278,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,327	108.6400	119.50	278,076	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2059 HX Base Yr 2026



282 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	100	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		278,076
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		314,876
SOH/AGL Deduction		0
ASSESSED VALUE		314,876
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		263,465
TOTAL JUST VALUE		314,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,949

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						

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 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 05/01/2026 BY robin Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS