LOT 6 FOREST COVE S/D.

WD 1535-533, WD 1545-2646

GIBSON CARLISA TAWANNA/GIBSON MAKIKO JARON
302 SW CANDENCE GLN
LAKE CITY, FL 32024

2027

15-4S-16-03001-106

BUILDING CHARACTERISTICS

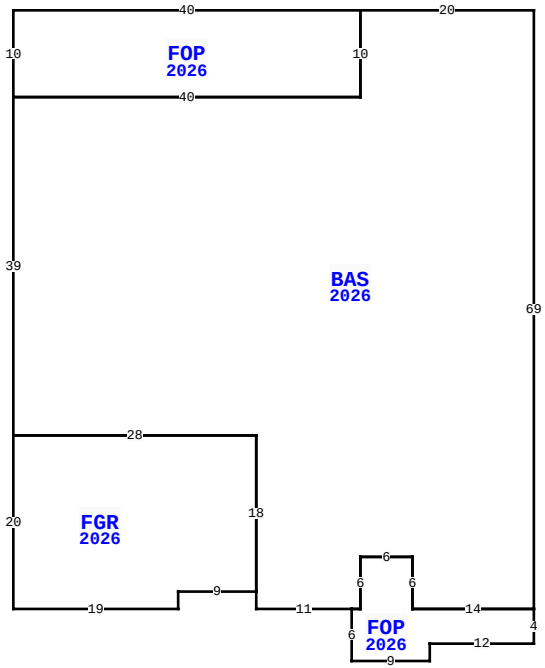
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	3,144	100	2026	3,144	375,708
FGR	542	55	2026	298	35,611
FOP	138	30	2026	41	4,900
FOP	400	30	2026	120	14,340
TOTALS	4,224			3,603	430,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,603	108.6400	119.50	430,558	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 3144 HX Base Yr 2026



302 SW CADENCE GLN, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		430,558
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		467,358
SOH/AGL Deduction		58,054
ASSESSED VALUE		409,304
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		357,893
TOTAL JUST VALUE		467,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052688	New Residential C	210,000	03/24/2025
000052319	Right-of-Way Acce		02/13/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/2646	7/22/2025	WD	Q	I	01	569,200
GRANTOR: MARONDA HOMES, LLC						
GRANTEE: GIBSON CARLISA TAWA						
1535/533	3/07/2025	WD	U	V	37	150,000
GRANTOR: FOREST LAND DEVELOPME						
GRANTEE: MARONDA HOMES, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-18,-8] W20 S10 W40 S39 E28 S18 S2 E11 E1 N6 E6 S6 E14 N69 $
FGR=[YR=2026;ORIG=-50,41] W28 S20 E19 N2 E9 N18 $
FOP=[YR=2026;ORIG=-78,-8] E40 S10 W40 N10 $
FOP=[YR=2026;ORIG=-18,61] W14 N6 W6 S6 W1 S6 E9 N2 E12 N4 $
.

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	

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 04/21/2026 BY robin Total Acres: 1.14 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS