LOT 7 FOREST COVE S/D.

WD 1535-2658, WD 1555-2231

LIN XIONGSHI/LIN XIONGGANG
305 SW CADENCE GLN
LAKE CITY, FL 32024

2027

15-4S-16-03001-107

BUILDING CHARACTERISTICS

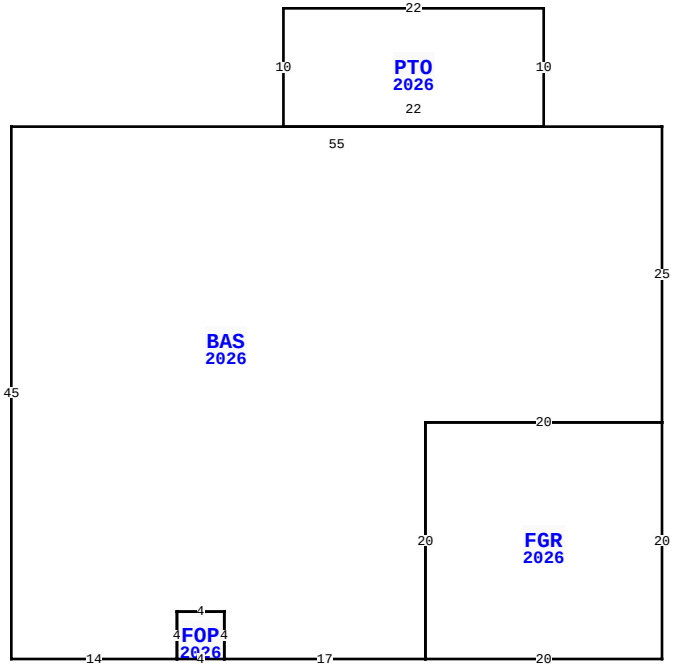
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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	241,665
FGR	400	55	2026	220	25,821
FOP	16	30	2026	5	587
PTO	220	5	2026	11	1,291
TOTALS	2,695			2,295	269,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,295	106.7000	117.37	269,364	2025	2025	0	0	0	0.00	100.00

2 SINGLE FAM 0% - 2026 Heated Area: 2059 HX Base Yr



305 SW CADENCE GLN, LAKE CITY

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

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	269,364
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	306,164
SOH/AGL Deduction	0
ASSESSED VALUE	306,164
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,164
TOTAL JUST VALUE	306,164
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052841	New Residential C	210,000	04/07/2025
000052836	Right-of-Way Acce		04/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2231	11/25/2025	WD	Q	I	01	320,000
GRANTOR: MARONDA HOMES LLC						
GRANTEE: LIN XIONGSHI						
1535/2658	3/14/2025	WD	U	V	37	75,000
GRANTOR: FOREST LAND DEVELOPME						
GRANTEE: MARONDA HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=61,11] W55 S45 E14 N4 E4 S4 E17 N20 E20 N25 $
FGR=[YR=2026;ORIG=41,36] E20 S20 W20 N20 $
FOP=[YR=2026;ORIG=20,52] E4 S4 W4 N4 $
PTO=[YR=2026;ORIG=29,1] E22 S10 W22 N10 $
.

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 04/21/2026 BY robin Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS