LOT 8 FOREST COVE S/D.

WD 1541-999, WD 1558-74

PASSON CHRISTOPHER RAYMOND/PASSON CONCETTA
303 SW CANDENCE GLN
LAKE CITY, FL 32024

2027

15-4S-16-03001-108

BUILDING CHARACTERISTICS

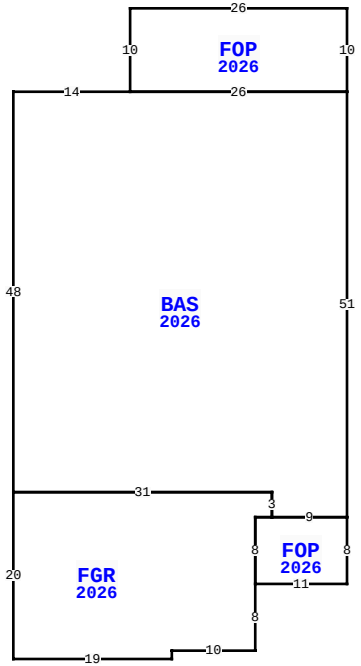
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,947	100	2026	1,947	230,603
FGR	576	55	2026	317	37,545
FOP	88	30	2026	26	3,079
FOP	260	30	2026	78	9,238
TOTALS	2,871			2,368	280,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,368	107.6700	118.44	280,466	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1947 HX Base Yr 2026



303 SW CADENCE GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	280,466
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	317,566
SOH/AGL Deduction	0
ASSESSED VALUE	317,566
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	266,155
TOTAL JUST VALUE	317,566
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053545	New Residential C	210,000	09/26/2025
000053291	Right-of-Way Acce		06/02/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1558/74	12/29/2025	WD	Q	V	01	392,700
GRANTOR: MARONDA HOMES LLC						
GRANTEE: PASSON CHRISTOPHER						
1541/999	5/22/2025	WD	U	V	37	150,000
GRANTOR: FOREST LAND DEVELOPME						
GRANTEE: MARONDA HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2026;ORIG=-28,56] E11 N8 W9 W2 S8 $
FGR=[YR=2026;ORIG=-57,65] E19 N1 E10 N8 N8 E2 N3 W31 S20 $
BAS=[YR=2026;ORIG=-26,48] E9 N51 W26 W14 S48 E31 S3 $
FOP=[YR=2026;ORIG=-17,-3] N10 W26 S10 E26 $
.

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	3	26	700.00	UT	3.00	3.00	100	2026	2025		100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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 03/02/2026 BY robin Total Acres: 1.03 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS