LOT 9 FOREST COVE S/D.

WD 1532-63, WD 1557-1707

ISAAC KIMBERLY RUSSELL/ISAAC EDDIE VAN
279 SW CADENCE GLN
LAKE CITY, FL 32024

2027

15-4S-16-03001-109

BUILDING CHARACTERISTICS

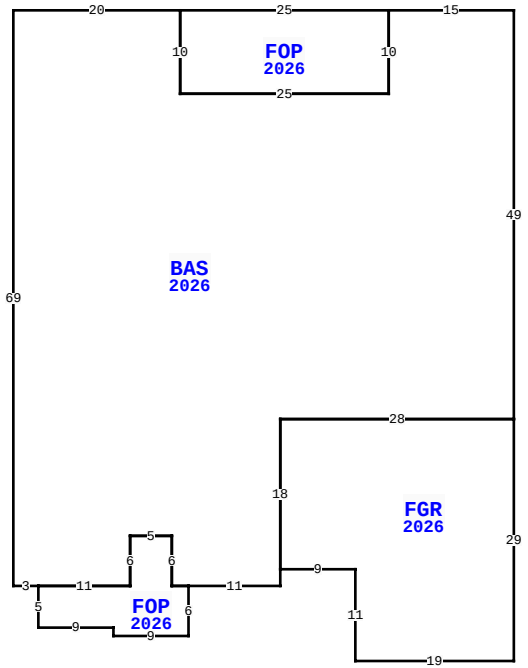
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	3,300	100	2026	3,300	379,335
FGR	713	55	2026	392	45,060
FOP	129	30	2026	39	4,483
FOP	250	30	2026	75	8,621
TOTALS	4,392			3,806	437,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,806	104.5000	114.95	437,500	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 3300 HX Base Yr 2026



279 SW CADENCE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	437,500
TOTAL MARKET OB/XF VALUE	1,860
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	474,360
SOH/AGL Deduction	85,063
ASSESSED VALUE	389,297
TOTAL EXEMPTION VALUE	HX HB VX 13 389,297
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	474,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	482,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056202	Generator		07/29/2026
000052505	New Residential C	210,000	03/05/2025
000052320	Right-of-Way Acce		02/13/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1707	12/15/2025	WD	Q	V	01	510,000
GRANTOR: MARONDA HOMES LLC						
GRANTEE: ISAAC KIMBERLY RUSS						
1532/63	1/21/2025	WD	U	V	37	150,000
GRANTOR: FOREST LAND DEVELOPME						
GRANTEE: MARONDA HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2026;ORIG=10,28] W28 S18 E9 S11 E19 N29 $
FOP=[YR=2026;ORIG=-30,-21] E25 S10 W25 N10 $
FOP=[YR=2026;ORIG=-31,42] W5 S6 W11 S5 E9 S1 E9 N6 W2 N6 $
BAS=[YR=2026;ORIG=10,-21] W15 S10 W25 N10 W20 S69 E3 E11 N6 E5 S6 E2 E11 N2 N18 E28 N49 $
.

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	620.00	UT	3.00	3.00	100	2026	2025		100	1,860	

LAND DESCRIPTION

TOTAL OB/XF 1,860

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: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS