LOT 10 FOREST COVE S/D.
WD 1541-999, WD 1551-1209

FOLSOM LOURDES GRACE BORCES/FOLSOM JOSEPH DANIEL
265 SW CADENCE GLN
LAKE CITY, FL 32024

2026

15-4S-16-03001-110

BUILDING CHARACTERISTICS

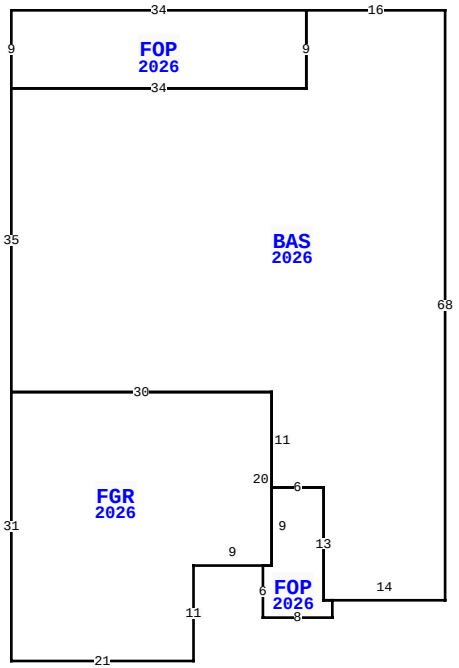
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,296	100	2026	2,296	286,862
FGR	831	55	2026	457	57,098
FOP	98	30	2026	29	3,623
FOP	306	30	2026	92	11,494
TOTALS	3,531			2,874	359,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,874	111.5500	124.94	359,078	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2296 HX Base Yr 2026



265 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	359,078
TOTAL MARKET OB/XF VALUE	4,700
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	398,778
SOH/AGL Deduction	0
ASSESSED VALUE	398,778
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	347,367
TOTAL JUST VALUE	398,778
NCON VALUE	363,778
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053327	New Residential C	210,000	06/05/2025
52321	Right-of-Way Acce		02/13/2025
000052321	Right-of-Way Acce		02/13/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/1209	9/26/2025	WD	Q	I	01	424,900
GRANTOR: MARONDA HOMES LLC						
GRANTEE: FOLSOM LOURDES GRAC						
1541/999	5/22/2025	WD	U	V	37	150,000
GRANTOR: FOREST LAND DEVELOPME						
GRANTEE: MARONDA HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=80,11] W16 S9 W34 S35 E30 S11 E6 S13 E14 N68 $
FGR=[YR=2026;ORIG=60,55] W30 S31 E21 N11 E9 N20 $
FOP=[YR=2026;ORIG=30,11] E34 S9 W34 N9 $
FOP=[YR=2026;ORIG=66,66] W6 S9 W1 S6 E8 N2 W1 N13 $
.

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	940.00	UT	5.00	5.00	100	2026	2025		100	4,700	

LAND DESCRIPTION

TOTAL OB/XF 4,700

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 06/23/2026 BY SYS