

LOT 1 BLOCK 12 LAKE FOREST PLAT
783-1523, LE 1275-1005, DC 1422-

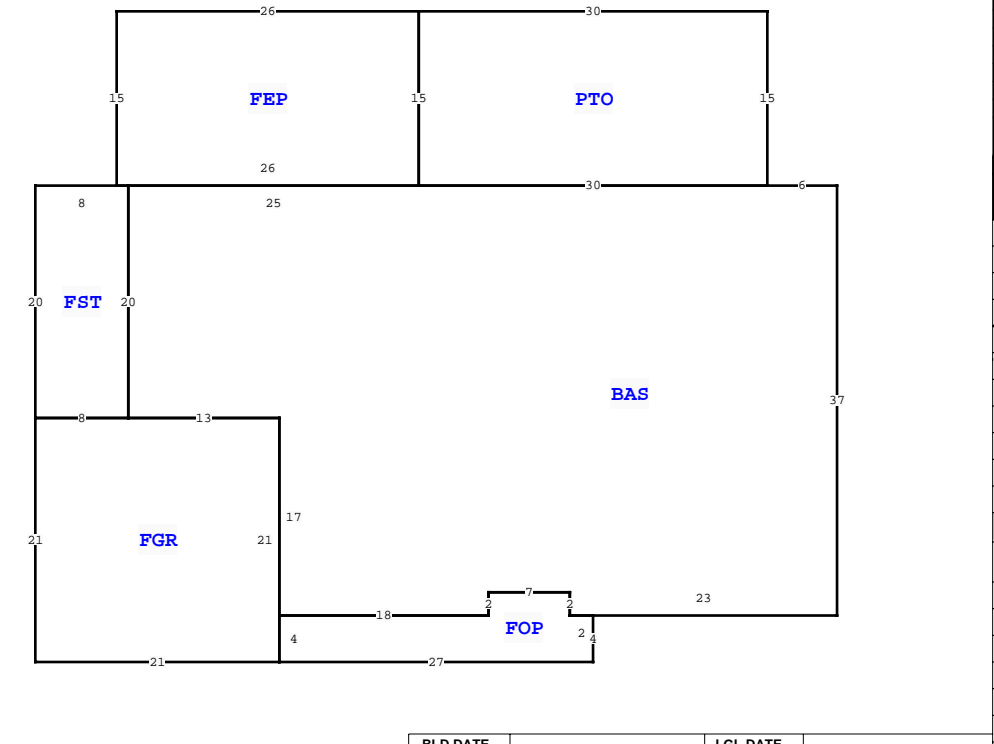
KADENS ADRIA
813 SW ALAMO DR
LAKE CITY, FL 32025-5150

2026

31-3S-17-07941-000
COLUMBIA COUNTY PROPERTY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,724	121.7568	136.37	371,472	1968	1968	0	0	0	35.00	65.00		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			241,457
TOTAL MARKET OB/XF VALUE			8,101
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			268,058
SOH/AGL Deduction			41,545
ASSESSED VALUE			226,513
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			170,102
TOTAL JUST VALUE			268,058
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			268,058

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,022	100		2,022	179,231
FEP	390	80		312	27,656
FGR	441	55		243	21,540
FOP	122	30		37	3,280
FST	160	55		88	7,801
PTO	450	5		22	1,950
TOTALS	3,585			2,724	241,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0055	10/09/2020	WD	Q	I	01	210,000
GRANTOR: KATHLEEN M VERCHICK						
GRANTEE: DARIEN & ADRIA KADE						
1275/1005	5/27/2014	LE	U	I	14	100
GRANTOR: KATHLEEN M VERCHICK (
GRANTEE: KATHLEEN M VERCHICK						

EXTRA FEATURES																
L N	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	UT	1.00	0.00	100	0	0	3	100	651	
2	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0130	CLFENCE 5	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	10	10	UT	0.00	0.00	100	1993	1993	3	100	150	
5	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2022	2021		75	5,000	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF	2119.00	160.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF	2119.00	160.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							