LOT 2 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

MEAWEATHER SHAIMEA/SIMMONS KAYLA
522 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2027

34-3S-16-02461-302

BUILDING CHARACTERISTICS

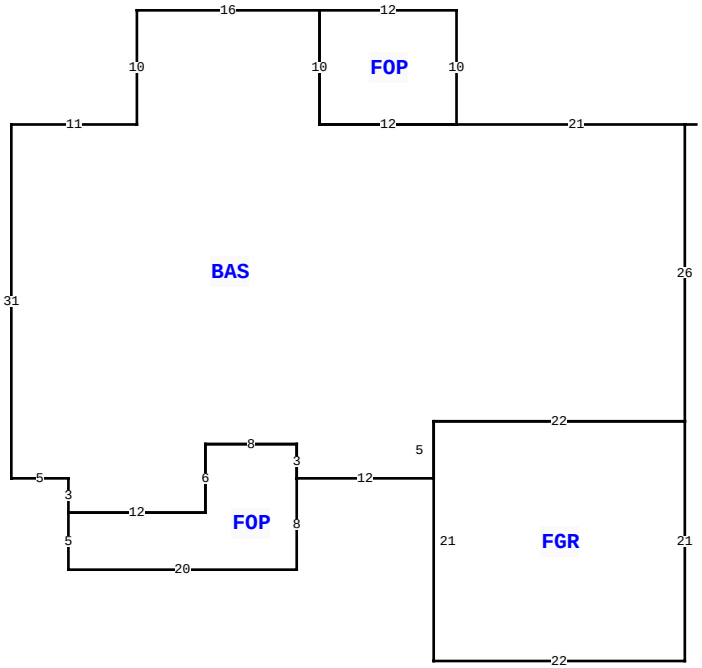
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100		1,906	245,096
FGR	462	55		254	32,662
FOP	120	30		36	4,629
FOP	148	30		44	5,658
TOTALS	2,636			2,240	288,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,240	123.0570	135.36	303,206	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 1906 HX Base Yr 2021



522 NW FOREST MEADOWS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	288,046
TOTAL MARKET OB/XF VALUE	2,950
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	315,996
SOH/AGL Deduction	38,633
ASSESSED VALUE	277,363
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	225,952
TOTAL JUST VALUE	315,996
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-487	SFR	0	09/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/2332	8/31/2020	WD	Q	I	01	269,000
GRANTOR: PK FOREST INVESTMENTS						
GRANTEE: SHAIMEA MEAWEATHER						
1395/0634	9/23/2019	WD	Q	V	05	250,000
GRANTOR: MILLENIA CAPITAL INC						
GRANTEE: PK FOREST INVESTMEN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[ORIG=-53,-4] E22 S21 W22 N21 $
FOP=[ORIG=-65,-2] W8 S6 W12 S5 E20 N8 N3 $
FOP=[ORIG=-63,-40] E12 S10 W12 N10 $
BAS=[ORIG=-30,-30] W21 W12 N10 W16 S10 W11 S31 E5 S3 E12 N6 E8 S3 E12 N5 E22 N26 $
.

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	1,180.00	UT	2.50	2.50	100	2021	2020		100	2,950	

LAND DESCRIPTION

TOTAL OB/XF 2,950

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 06/07/2023 BY KS Total Acres: 0.47 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS