

LOT 7 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

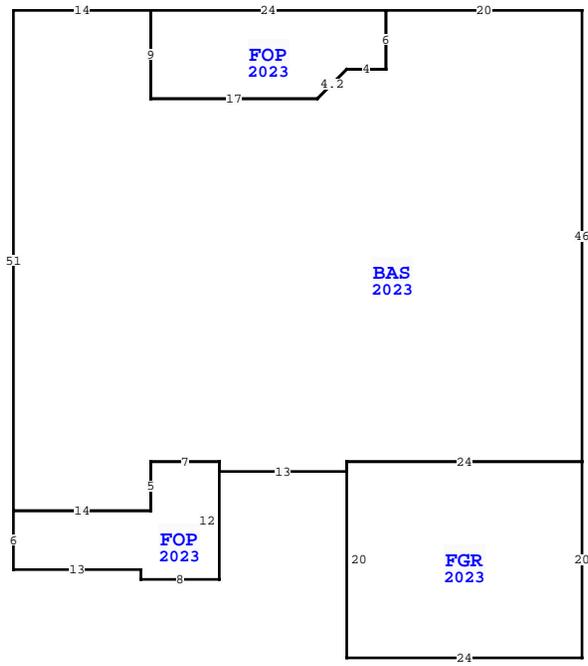
ZHANG HENG/LU YA YUN
618 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

34-3S-16-02461-307
COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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	03	03	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
BAS	2,552	100	2023
FGR	480	55	2023
FOP	169	30	2023
FOP	200	30	2023
TOTALS	3,401		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,927	111.5500	124.94	365,699	2022	2022	0	0	3.00	97.00
2 SINGLE FAM 100% - 2023 Heated Area: 2552 HX Base Yr 2023											



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		354,728
TOTAL MARKET OB/XF VALUE		6,980
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		385,708
SOH/AGL Deduction		75,642
ASSESSED VALUE		310,066
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		258,655
TOTAL JUST VALUE		385,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00600	SFR		09/29/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/2554	10/13/2022	WD Q	Q	I	01	377,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: ZHANG HENG						
1433/1317	3/25/2021	WD Q	V	05		288,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

EXTRA FEATURES		TOTAL ADJ		SUBAREA MARKET VALUE											
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		1,260.00	UT	3.00				3,780	
2	0169	FENCE/WOOD	0	100	0	0		1.00	UT	3,200.00				3,200	

TOTAL OB/XF												6,980					
618 NW FOREST MEADOWS AVE, LAKE CITY												BLD DATE		LGL DATE		05/01/2023	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=19,-21] W20 S6 W4 D3L3 W17 N9 W14 S51 E14 N5 E7 S1 E13 N1 E24 N46 \$	
FOP=[YR=2023;ORIG=-1,-21] W24 S9 E17 U3R3 E4 N6 \$	
FOP=[YR=2023;ORIG=-18,25] W7 S5 W14 S6 E13 S1 E8 N12 \$	
FGR=[YR=2023;ORIG=-5,25] E24 S20 W24 N20 \$	

LAND DESCRIPTION		TOTAL OB/XF 6,980																						
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							