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

2027

34-3S-16-02461-307

BUILDING CHARACTERISTICS

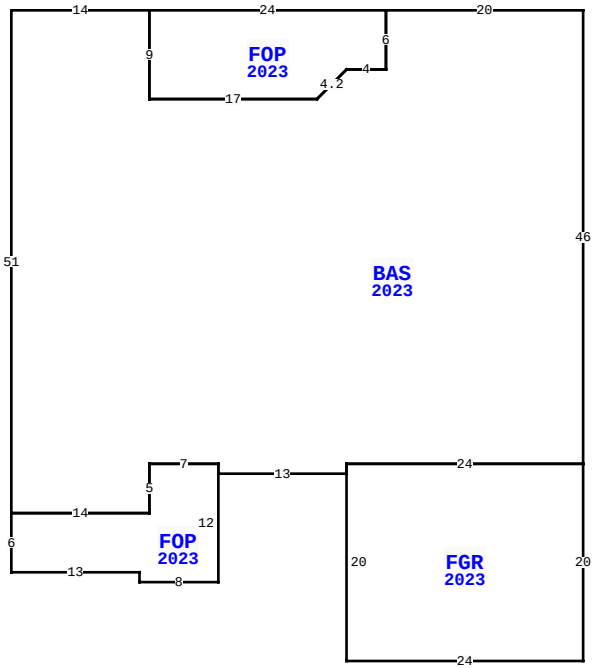
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,552	100	2023	2,552	303,736
FGR	480	55	2023	264	31,421
FOP	169	30	2023	51	6,070
FOP	200	30	2023	60	7,141
TOTALS	3,401			2,927	348,369

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	122.70	359,143	2022	2022	0	0	0	3.00	97.00

2 SINGLE FAM 100% - 2023 Heated Area: 2552 HX Base Yr 2023



618 NW FOREST MEADOWS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2023 MLU
INC DATE		AG DATE	

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	1,260.00	UT	3.00	3.00	100	2023	2022		100	3,780	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		348,369
TOTAL MARKET OB/XF VALUE		6,980
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		379,349
SOH/AGL Deduction		59,981
ASSESSED VALUE		319,368
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		267,957
TOTAL JUST VALUE		379,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,708

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	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						

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

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	24,000.00	24,000.00	24,000							

REVIEW DATE 06/07/2023 BY KS Total Acres: 0.32 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS