LOT 8 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

PAN MINGLAN/ZHENG TIANXING
638 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

**2027**

**34-3S-16-02461-308**

## BUILDING CHARACTERISTICS

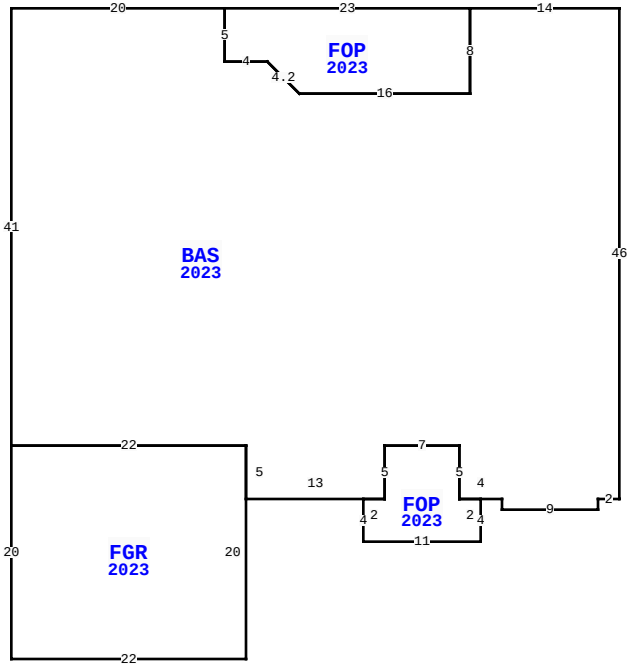
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 15 | HARDTILE 50 |
| 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 | 2,319 | 100 | 2023 | 2,319 | 287,342 |
| FGR | 440 | 55 | 2023 | 242 | 29,986 |
| FOP | 79 | 30 | 2023 | 24 | 2,974 |
| FOP | 168 | 30 | 2023 | 50 | 6,195 |
| TOTALS | 3,006 | | | 2,635 | 326,497 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,635 | 116.1300 | 127.74 | 336,595 | 2022 | 2022 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 2319 HX Base Yr 2024




638 NW FOREST MEADOWS AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/01/2023 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 | | 326,497 |
| TOTAL MARKET OB/XF VALUE | | 6,824 |
| TOTAL LAND VALUE - MARKET | | 24,000 |
| TOTAL MARKET VALUE | | 357,321 |
| SOH/AGL Deduction | | 52,081 |
| ASSESSED VALUE | | 305,240 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 253,829 |
| TOTAL JUST VALUE | | 357,321 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 363,276 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 00598 | SFR | | 09/29/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1478/2280 | 10/31/2022 | WD | Q | I | 01 | 363,700 |
| GRANTOR: ADAMS HOMES OF NORTHW | | | | | | |
| GRANTEE: PAN MINGLAN | | | | | | |
| 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=91,10] W14 S8 W16 U3L3 W4 N5 W20 S41 E22 S5 E13 N5 E7 S5 E4 S1 E9 N1 E2 N46 $
FGR=[YR=2023;ORIG=34,51] E22 S20 W22 N20 $
FOP=[YR=2023;ORIG=77,10] W23 S5 E4 D3R3 E16 N8 $
FOP=[YR=2023;ORIG=76,51] W7 S5 W2 S4 E11 N4 W2 N5 $
.

## 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 | 1,208.00 | UT | 3.00 | 3.00 | 100 | 2023 | 2022 | | 100 | 3,624 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 3,200.00 | 3,200.00 | 100 | 2023 | 2022 | | 100 | 3,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,824

| 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