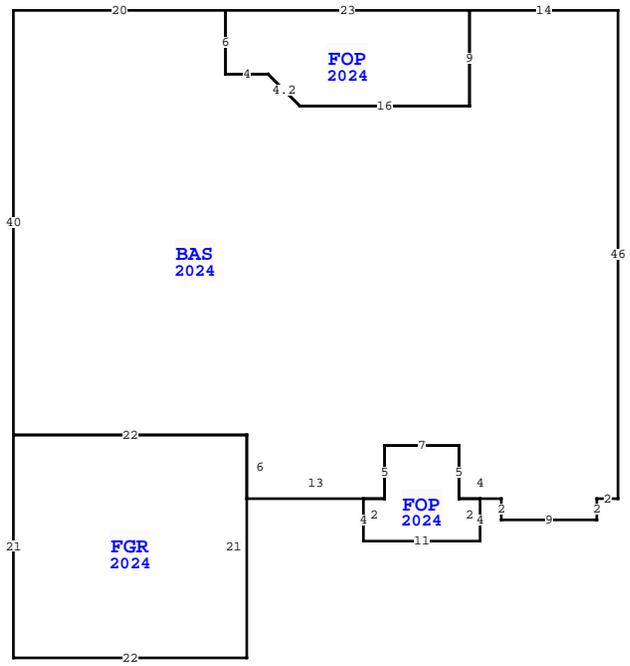


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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/	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	SINGLE FAM	100%	- 2024										
Heated Area: 2283 HX Base Yr 2024													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100	2024	2,283	250,619
FGR	462	55	2024	254	27,883
FOP	79	30	2024	24	2,634
FOP	191	30	2024	57	6,257
TOTALS	3,015			2,618	287,393

599 NW FOREST MEADOWS AVE, LAKE CITY

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

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	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0			3.00	100	2024	2023	100	2,754	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 1				Tax Dist:	
BUILDING MARKET VALUE				287,393	
TOTAL MARKET OB/XF VALUE				2,754	
TOTAL LAND VALUE - MARKET				24,000	
TOTAL MARKET VALUE				314,147	
SOH/AGL Deduction				0	
ASSESSED VALUE				314,147	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				262,736	
TOTAL JUST VALUE				314,147	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				317,610	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/1929	10/20/2023	WD Q	Q	I	01	378,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: PATEL HITENDRABHAI						
1429/2233	2/04/2021	WD Q	V	05		320,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=70,10] W14 S9 W16 U3L3 W4 N6 W20 S40 E22 S6 E13 N5 E7 S5 E4 S2 E9 N2 E2 N46 \$													
FGR=[YR=2024;ORIG=13,50] E22 S21 W22 N21 \$													
FOP=[YR=2024;ORIG=56,10] W23 S6 E4 D3R3 E16 N9 \$													
FOP=[YR=2024;ORIG=55,51] W7 S5 W2 S4 E11 N4 W2 N5 \$													

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							