LOT 21 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

PATEL HITENDRABHAI KANUBHAI/PATEL NITABEN
599 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

**2027**

**34-3S-16-02461-321**

## BUILDING CHARACTERISTICS

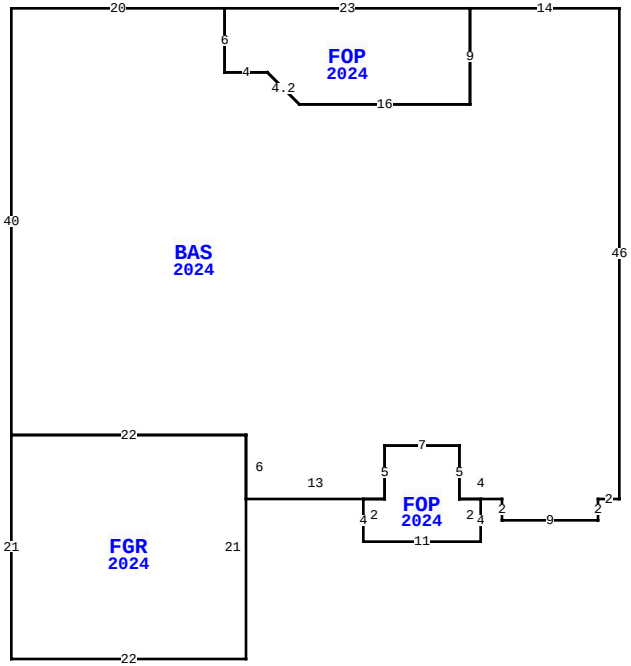
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,283 | 100 | 2024 | 2,283 | 246,146 |
| FGR | 462 | 55 | 2024 | 254 | 27,386 |
| FOP | 79 | 30 | 2024 | 24 | 2,588 |
| FOP | 191 | 30 | 2024 | 57 | 6,145 |
| TOTALS | 3,015 | | | 2,618 | 282,265 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,618 | 118.0900 | 129.90 | 340,078 | 2023 | 2023 | 0 | 0 | 15 | 2.00 | 83.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 2283 HX Base Yr 2024




599 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 | 918.00 | UT | 3.00 | 3.00 | 100 | 2024 | 2023 | | 100 | 2,754 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 282,265 |
| TOTAL MARKET OB/XF VALUE | | 2,754 |
| TOTAL LAND VALUE - MARKET | | 24,000 |
| TOTAL MARKET VALUE | | 309,019 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 309,019 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 257,608 |
| TOTAL JUST VALUE | | 309,019 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 314,147 |

| 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 | 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 2,754

| 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 12/28/2023 BY HC Total Acres: 0.32 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS