LOT 22 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

MAULDIN JUSTIN EDWIN
579 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

34-3S-16-02461-322

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

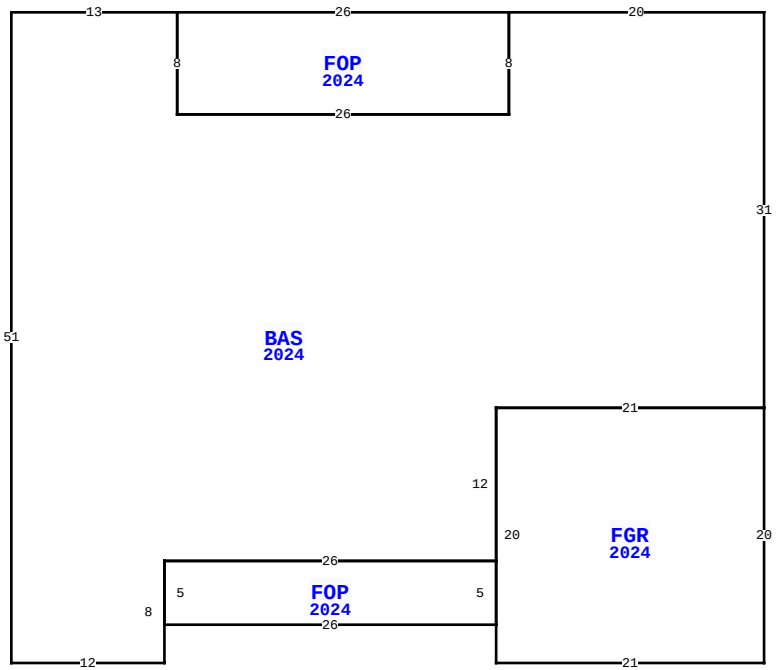
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,173	100	2024	2,173	271,133
FGR	420	55	2024	231	28,823
FOP	130	30	2024	39	4,866
FOP	208	30	2024	62	7,736
TOTALS	2,931			2,505	312,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,505	113.6800	127.32	318,937	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 2173 HX Base Yr 2025



579 NW FOREST MEADOWS AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		312,558
TOTAL MARKET OB/XF VALUE		2,502
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		339,060
SOH/AGL Deduction		0
ASSESSED VALUE		339,060
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		287,649
TOTAL JUST VALUE		339,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/2732	9/08/2023	WD	Q	I	01	357,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: MAULDIN JUSTIN EDWI						
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=80,10] W20 S8 W26 N8 W13 S51 E12 N8 E26 N12 E21 N31 $
FOP=[YR=2024;ORIG=34,10] E26 S8 W26 N8 $
FOP=[YR=2024;ORIG=33,53] E26 S5 W26 N5 $
FGR=[YR=2024;ORIG=59,41] E21 S20 W21 N20 $
.

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	834.00	UT	3.00	3.00	100	2024	2023		100	2,502	

LAND DESCRIPTION

TOTAL OB/XF 2,502

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 12/28/2024 BY TW Total Acres: 0.32 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/08/2026 BY SYS