LOT 26 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

LU XIUYING/LIN ZENGPING
28 N LANCELOT AVE
ORLANDO, FL 32835

2027

34-3S-16-02461-326

BUILDING CHARACTERISTICS

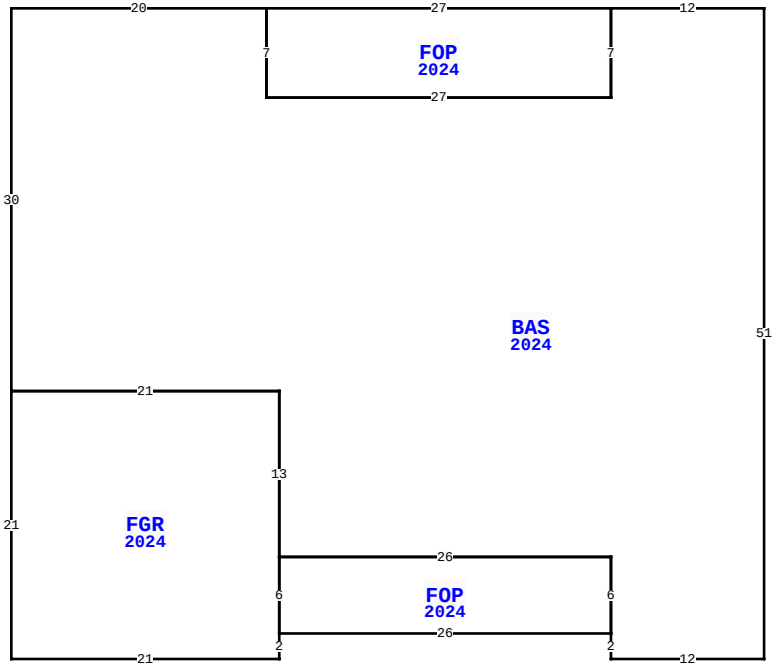
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,171	100	2024	2,171	262,416
FGR	441	55	2024	243	29,373
FOP	156	30	2024	47	5,681
FOP	189	30	2024	57	6,889
TOTALS	2,957			2,518	304,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,518	112.1280	123.34	310,570	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 2171 HX Base Yr 2025



572 NW OAKMONT WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		304,359
TOTAL MARKET OB/XF VALUE		1,560
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		329,919
SOH/AGL Deduction		0
ASSESSED VALUE		329,919
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		278,508
TOTAL JUST VALUE		329,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046138	New Residential C	160,000	12/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2161	2/28/2024	WD	Q	I	01	365,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: LU XIUYING						
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] S30 E21 S13 E26 S6 S2 E12 N51 W12 S7 W27 N7 W20 $
FOP=[YR=2024;ORIG=90,10] S7 E27 N7 W27 $
FGR=[YR=2024;ORIG=70,40] S21 E21 N2 N6 N13 W21 $
FOP=[YR=2024;ORIG=91,53] S6 E26 N6 W26 $
.

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	520.00	UT	3.00	3.00	100	2024	2023		100	1,560	

TOTAL OB/XF 1,560

LAND DESCRIPTION

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 03/20/2026 BY robin Total Acres: 0.32 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS