LOT 1 OAK MEADOW PLANTATION UNIT
816-2412-2423, 940-186, LE 1432-

WELSH RANDY/WELSH CATHERINE
248 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055-4864

2026

34-3S-16-02462-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

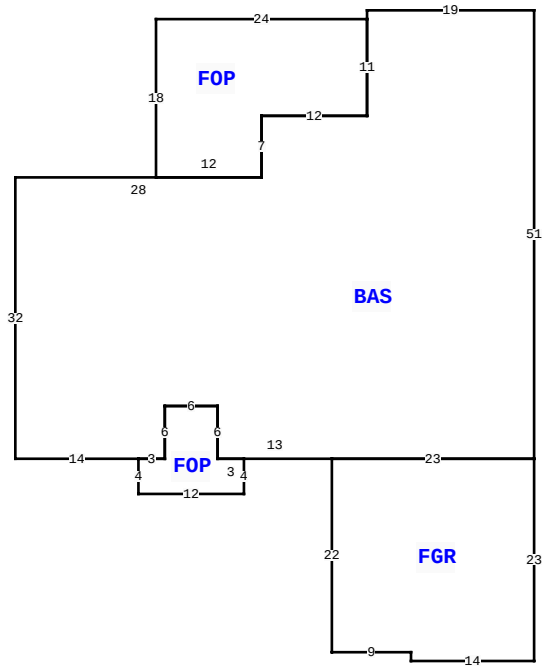
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,297	100		2,297	238,853
FGR	520	55		286	29,740
FOP	84	30		25	2,600
FOP	348	30		104	10,814
TOTALS	3,249			2,712	282,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,712	119.3640	136.07	369,022	2002	2002	0	0	0	23.58	76.42

1 SINGLE FAM 100% - 2003 Heated Area: 2297 HX Base Yr 2003



248 NW FOREST MEADOWS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		282,007
TOTAL MARKET OB/XF VALUE		2,988
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		319,995
SOH/AGL Deduction		103,126
ASSESSED VALUE		216,869
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,458
TOTAL JUST VALUE		319,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2276	SFR	558	01/10/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/2145	8/24/2022	LE	U	I	14	100
GRANTOR: WELSH RANDY						
GRANTEE: WELSH FAMILY REVOCA						
1432/1283	1/28/2021	LE	U	I	14	100
GRANTOR: WELSH RANDALL J						
GRANTEE: WELSH RANDALL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S1 FOP= W24 S18 E12 N7 E12 N11$ S11 W12 S7 W28 S32 E14 FOP= S4 E12 N4 W3 N6 W6 S6 W3$ E3 N6 E6 S6 E13 FGR= S22 E9 S1 E14 N23 W23$ E23 N51$.

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	1,494.00	UT	2.00	2.00	100	2002	2002	3	100	2,988	

LAND DESCRIPTION

TOTAL OB/XF 2,988

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	35,000.00	35,000.00	35,000							

REVIEW DATE 06/02/2023 BY JB Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS