LOT 72 MEADOWLANDS S/D PHASE 4.
WD 1058-2768, CT 1288-1164, WD 1

GRANT ROSE ANN
PO BOX 245
BELL, FL 32619

2025

01-6S-16-03761-172

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

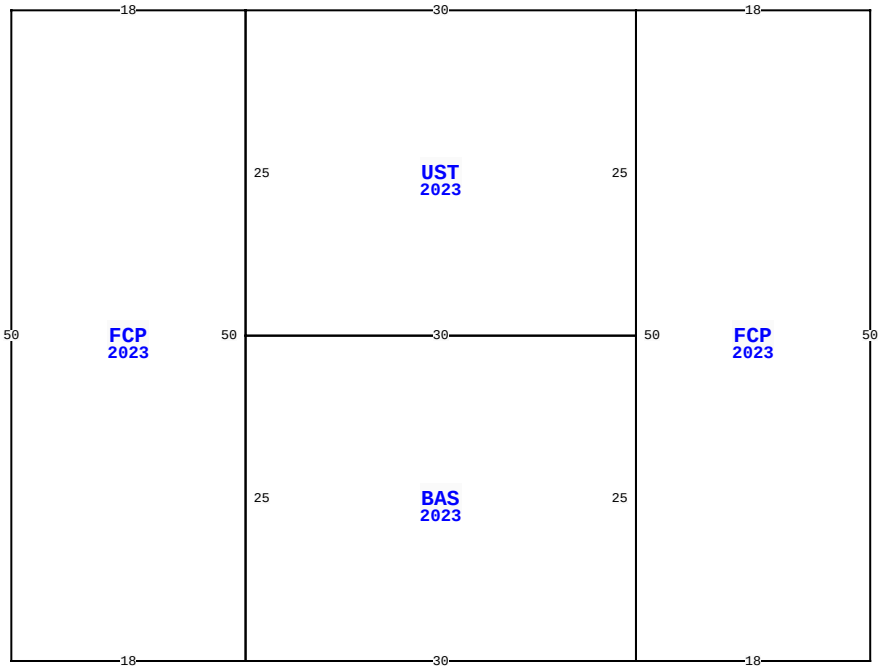
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	10	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	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 02
NEIGHBORHOOD/LOC	1616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	750	64,894
FCP	900	25	225	19,469
FCP	900	25	225	19,469
UST	750	45	338	29,246
TOTALS	3,300		1,538	133,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	1,538	116.8200	87.62	134,760	2022	2022	0	0	0	1.25	98.75

1 SFR/PREMTL – 0% - 2023 Heated Area: 750 HX Base Yr



206 SW HIGH FIELD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	133,076
TOTAL MARKET OB/XF VALUE	7,450
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	190,526
SOH/AGL Deduction	0
ASSESSED VALUE	190,526
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,526
TOTAL JUST VALUE	190,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045461	Storage Building	18,000	09/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/546	9/23/2022	WD	Q	I	01	215,000
GRANTOR: BLANCHARD STEPHANIE R						
GRANTEE: GRANT ROSE ANN						
1303/1537	10/27/2015	WD	U	V	12	25,000
GRANTOR: TD BANK NATIONAL ASSO						
GRANTEE: STEPHANIE R & MILLA						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2023;ORIG=10,10] S50 E18 N50 W18 $
UST=[YR=2023;ORIG=28,10] S25 E30 N25 W30 $
BAS=[YR=2023;ORIG=28,35] S25 E30 N25 W30 $
FCP=[YR=2023;ORIG=58,10] S50 E18 N50 W18 $
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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	0060	CARPORT F	0	0	50	18	900.00	UT	7.00	7.00	100	2023	2022		100	6,300	
2	0269	RVP HOOKUP	0	0	0	0	1.00	UT	1,150.00	1,150.00	100	2023	2022		100	1,150	

LAND DESCRIPTION

TOTAL OB/XF 7,450

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/20/2023 BY MLU Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 12/31/2024 BY SYS