LOT 2 SOUTHWOOD MEADOWS S/D.

757-424, 838-2560, WD 943-1888,

KIRSCH ALEX C
233 SW MEADOW TER
LAKE CITY, FL 32024-4996

2026

01-5S-16-03405-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
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
Quality	08	08

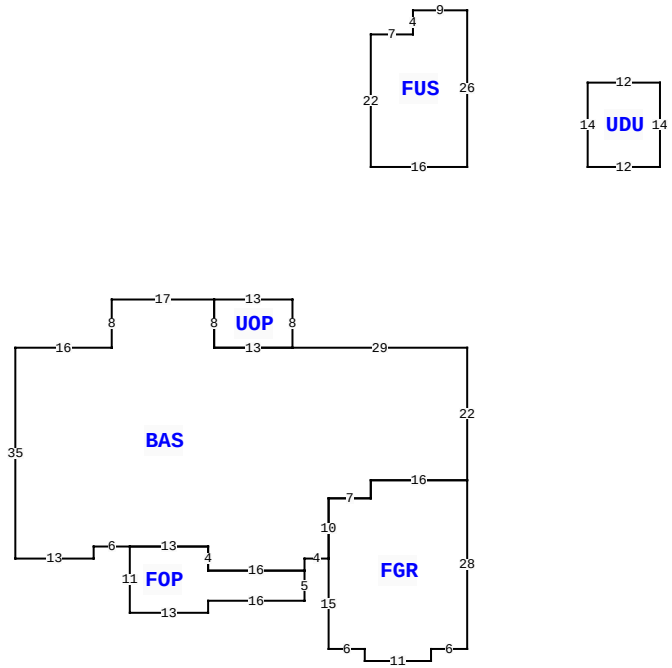
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.0400	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,477	100		2,477	296,747
FGR	645	55		355	42,529
FOP	223	30		67	8,027
FUS	388	100		388	46,483
UDU	168	55		92	11,022
UOP	104	20		21	2,516
TOTALS	4,005			3,400	407,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,400	127.3416	142.62	484,908	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2016 Heated Area: 2865 HX Base Yr 2016



233 SW MEADOW TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		407,323
TOTAL MARKET OB/XF VALUE		45,871
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		483,194
SOH/AGL Deduction		168,608
ASSESSED VALUE		314,586
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,864
TOTAL JUST VALUE		483,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045016	Roof Replacement	25,890	07/22/2022
33884	POOL	225	03/23/2016
33851	STORAGE	210	03/15/2016
26590	SFR	787	01/09/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/2280	10/02/2020	QC	U	I	11	100
GRANTOR: REBECCA J KIRSCH						
GRANTEE: ALEX C KIRSCH						
1301/0265	9/14/2015	WD	Q	I	01	260,000
GRANTOR: RYAN CADY						
GRANTEE: ALEX C & REBECCA KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 UOP= N8 W13 S8 E13$ W13 N8 W17 S8 W16 S35 E13 N2 E6 FOP= S11 E13 N2 E16 N5 W16 N4 W13$ E13 S4 E16 N2 E4 FGR= S15 E6 S2 E11 N2 E6 N28 W16 S3 W7 S10$ N10 E7 N3 E16 N22$ PTR= N30 FUS= N26 W9 S4 W7 S22 E16$ S30 PTR= N30 E20 UDU= E12 N14 W12 S14$ S30 W20$.

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	370.00	UT	2.25	2.25	100	2009	2009	3	100	833	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
3	0280	POOL R/CON	0	100	16	39	624.00	UT	70.00	70.00	100	2016	2016	3	82	35,818	
4	0166	CONC,PAVMT	0	100	10	45	450.00	UT	2.00	2.00	100	2016	2016	3	100	900	
5	0262	PRCH,FOP	0	100	16	32	512.00	UT	10.00	10.00	100	2016	2016	3	100	5,120	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 45,871

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 11/18/2022 BY JS Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/20/2025 BY SYS