

LOT 4 SOUTHWOOD MEADOWS S/D.  
775-1903, QC 1053-368, QC 1059-1

BARKER RONALD N  
275 SW MEADOW TER  
LAKE CITY, FL 32024

2026

01-5S-16-03405-104



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 15 | HARDTILE 10    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 01 | NONE 100       |
| Stories                  | 1. | 1. 100         |
| Architectual             | 05 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 02 | 02 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                  |                    |       |
|------------------|--------------------|-------|
| Quality          | 06                 | 06    |
| DOR CODE         | 0100 SINGLE FAMILY |       |
| MAP NUM          |                    | 01    |
| NEIGHBORHOOD/LOC | 1516.0400          | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,905            | 100         |      | 1,905        | 146,064              |
| FGR       | 506              | 55          |      | 278          | 21,315               |
| FOP       | 40               | 30          |      | 12           | 920                  |
| PTO       | 100              | 5           |      | 5            | 384                  |
| TOTALS    | 2,551            |             |      | 2,200        | 168,683              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0166       | CONC, PAVMT | 0   | 0   | 3  | 53 | 159.00 | UT | 1.50  | 1.50           |       |
| 2              | 0294       | SHED WOOD/  | 0   | 0   | 12 | 24 | 288.00 | UT | 7.50  | 7.50           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 0100     | C   | SFR                  | 0   |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |        |

MARKET ADJUSTMENTS

TYPE: 0100 MDL: 01 EFF. AREA: 2,200 TOT ADJ PTS: 105.3231 EFF. BASE RATE: 117.96 REPL. COST NEW: 259,512 AYB: 1994 EYB: 1994 ECON: 0 FNCT: 0 NORM: 0 35.00 % COND: 65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1905 HX Base Yr

PTO

BAS

FGR

FOP

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

| 327 SW MEADOW TER, LAKE CITY |    |       |                | XF DATE   |         |             |   | LAND DATE |                 | 04/08/2025 | MLU |
|------------------------------|----|-------|----------------|-----------|---------|-------------|---|-----------|-----------------|------------|-----|
|                              |    |       |                | INC DATE  |         |             |   | AG DATE   |                 |            |     |
| UNITS                        | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND    | OB/XF MKT VALUE | NOTES      |     |
| 159.00                       | UT | 1.50  | 1.50           | 100       | 1994    | 1994        | 3 | 100       | 239             |            |     |
| 288.00                       | UT | 7.50  | 7.50           | 100       | 1993    | 1993        | 3 | 100       | 2,160           |            |     |
|                              |    |       |                |           |         |             |   |           |                 |            |     |
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| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 3              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 168,683   |   |
| TOTAL MARKET OB/XF VALUE  |  | 2,399     |   |
| TOTAL LAND VALUE - MARKET |  | 30,000    |   |
| TOTAL MARKET VALUE        |  | 201,082   |   |
| SOH/AGL Deduction         |  | 0         |   |
| ASSESSED VALUE            |  | 201,082   |   |
| TOTAL EXEMPTION VALUE     |  | 0         |   |
| BASE TAXABLE VALUE        |  | 201,082   |   |
| TOTAL JUST VALUE          |  | 201,082   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 201,082   |   |

|                                   |                  |        |            |
|-----------------------------------|------------------|--------|------------|
| SALE:1:1: LOT 4 SOUTHWOOD MEADOWS |                  |        |            |
| PERMIT NUM                        | DESCRIPTION      | AMT    | ISSUED     |
| 000046762                         | Roof Replacement | 14,653 | 03/16/2023 |
| 10212                             | GARAGE           | 50     | 09/19/1995 |
| 8271                              | SFR              | 59,000 | 04/14/1994 |

| SALES DATA                |           |           |     |     |        |            |  |
|---------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number         | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1496/42                   | 7/17/2023 | WD        | U   | I   | 30     | 77,400     |  |
| GRANTOR: BORLAND ARLENE F |           |           |     |     |        |            |  |
| GRANTEE: BARKER RONALD N  |           |           |     |     |        |            |  |
| 1053/0368                 | 6/22/2005 | QC        | Q   | I   | 06     | 100        |  |
| GRANTOR: WAYNE BORLAND    |           |           |     |     |        |            |  |
| GRANTEE: ARLENE BORLAND   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
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| BUILDING DIMENSIONS                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W23 N1 W9 PTO= N9 W10 S10 E10 N1\$ S1 W24 S33 E12 FOP= E8 N5 W8 S5\$ N5 E8 S5 E14 S4 E22 N4 FGR= E22 N23 W22 S23\$ N33\$. |  |  |  |  |  |  |  |  |  |  |  |