

LOT 6 SOUTHWOOD MEADOWS S/D.
889-246, WD 1032-1651, WD 1268-1

GEIGER DUSTIN/GEIGER KELLY JABBOUR
399 SW MEADOW TER
LAKE CITY, FL 32024

2026

01-5S-16-03405-106



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	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100

Quality		06 06			
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	622	100		622	60,756
BAS	1,915	100		1,915	187,053
FGR	468	55		257	25,103
FOP	784	30		235	22,954
TOTALS	3,789			3,029	295,867

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2018

Heated Area: 2537

HX Base Yr 2018

399 SW MEADOW TER, LAKE CITY

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		295,867	
TOTAL MARKET OB/XF VALUE		14,178	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		340,045	
SOH/AGL Deduction		75,882	
ASSESSED VALUE		264,163	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		213,441	
TOTAL JUST VALUE		340,045	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		346,385	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046272	Roof Replacement	24,300	01/17/2023
000046125	Electrical Servic	0	12/16/2022
000044957	Solar Power Syste	72,000	07/13/2022
22681	SFR	548	01/10/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/2423	5/12/2017	WD	Q	I	01	260,000
GRANTOR: AMBER LOFSTROM & BEN						
GRANTEE: DUSTIN GEIGER & KEL						
1290/1967	2/13/2015	WD	U	I	12	212,857
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: AMBER LEE LOFSTROM						

TOTALS		3,789		3,029		295,007		399 SW MEADOW TER, LAKE CITY					XF DATE		LAND DATE		04/08/2025		MLU	
EXTRA FEATURES										INC DATE				AG DATE						
L N	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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000				
2	0166	CONC, PAVMT	0	100	0	0	2,690.00	UT	2.25	2.25	100	2009	2009	3	100	6,053				
3	0258	PATIO	0	100	20	25	500.00	UT	2.25	2.25	100	2009	2009	3	100	1,125				
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500				
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,500				

LAND DESCRIPTION										TOTAL OB/XF										14,178									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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												