LOT 8 SOUTHWOOD MEADOWS S/D.
804-2425, 881-702, 889-961,

SHAHEEN JONATHAN D/SHAHEEN HEIDI
463 SW MEADOW TER
LAKE CITY, FL 32024-1700

2026

01-5S-16-03405-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

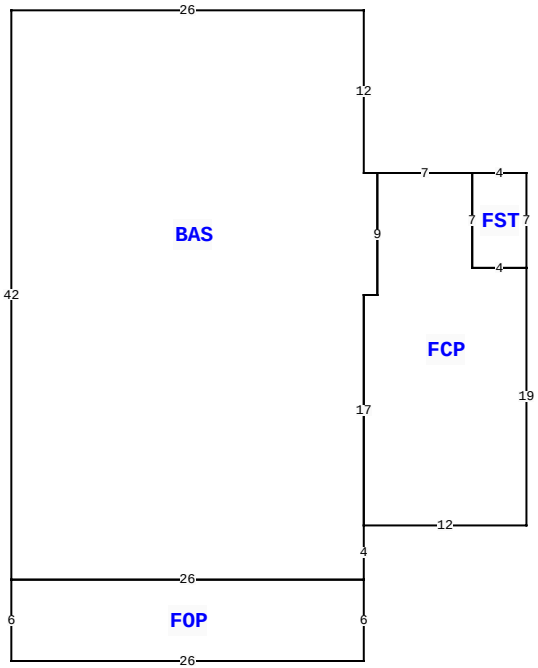
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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 01
NEIGHBORHOOD/LOC	1516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,101	100		1,101	91,403
FCP	275	25		69	5,728
FOP	156	30		47	3,902
FST	28	55		15	1,245
TOTALS	1,560			1,232	102,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,232	114.0360	127.72	157,351	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1101 HX Base Yr 2000



463 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		102,278
TOTAL MARKET OB/XF VALUE		14,200
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		146,478
SOH/AGL Deduction		43,698
ASSESSED VALUE		102,780
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,058
TOTAL JUST VALUE		146,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9700	SFR	195	05/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0889/0961	8/25/1999	WD	U	I		72,900
GRANTOR: BANK OF AMERICA FKA B						
GRANTEE: SHAHEEN						
0881/0702	5/11/1999	WD	U	I		61,200
GRANTOR: CLERK OF COURT (FORE						
GRANTEE: BARNETT BANK N A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S42 FOP= S6 E26 N6 W26$ E26 N4 FCP= E12 N19 FST= N7 W4 S7 E4$ W4 N7 W7 S9W1 S17$ N17 E1 N9 W1 N12$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
3	0210	GARAGE U	0	100	30	30	1.00	UT	0.00	0.00	100	2019	2019	3	100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 14,200

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 08/27/2019 BY KR Total Acres: 1.17 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/18/2025 BY SYS