LOT 9 SOUTHWOOD MEADOWS S/D.
810-1914, 952-2530, 1009-379, CT

WILLIAMS BRANDON
495 SW MEADOW TER
LAKE CITY, FL 32024

2026

01-5S-16-03405-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

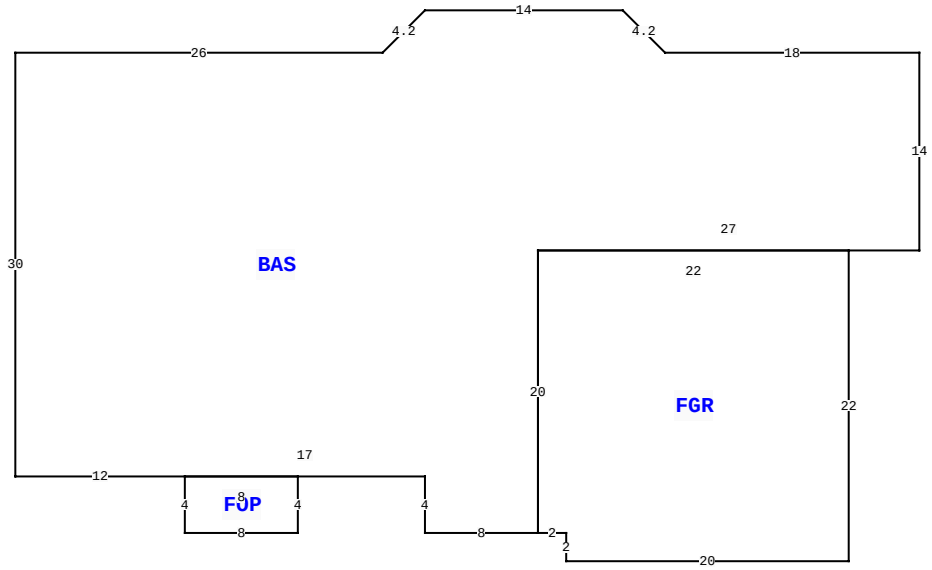
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,571	100		1,571	143,941
FGR	480	55		264	24,189
FOP	32	30		10	916
TOTALS	2,083			1,845	169,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,845	122.7450	137.47	253,632	2002	2002	0	0	0	33.35	66.65

1 SINGLE FAM 0% - 0 Heated Area: 1571 HX Base Yr



495 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	169,046
TOTAL MARKET OB/XF VALUE	29,401
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	228,447
SOH/AGL Deduction	0
ASSESSED VALUE	228,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,447
TOTAL JUST VALUE	228,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36878	STORAGE	210	06/20/2018
19731	SFR	285	07/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1308/0012	1/13/2016	WD	U	I	12	100
GRANTOR: SECREATRY OF HOUSING						
GRANTEE: BRANDON WILLIAMS						
1303/2605	5/20/2015	WD	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: SECREATRY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 L3 U3 W14 D3 L3 W26 S30 E12 FOP= S4 E8 N4 W8$ E17 S4 E8 FGR= E2 S2 E20 N22 W22 S20$ N20 E27 N14$.

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	0169	FENCE/WOOD	0	0	68	8	544.00	UT	7.50	7.50	100	2002	2002	3	100	4,080	
2	0166	CONC,PAVMT	0	0	0	0	3,438.00	UT	2.25	2.25	100	2009	2009	3	100	7,736	
3	0258	PATIO	0	0	10	26	260.00	UT	2.25	2.25	100	2009	2009	3	100	585	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
5	0210	GARAGE U	0	0	30	35	1,050.00	UT	16.00	16.00	100	2018	2018	3	100	16,800	

LAND DESCRIPTION

TOTAL OB/XF 29,401

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		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