LOT 12 SOUTHWOOD MEADOWS S/D EX
82 FT AS LIES S OF MEADOW DR DES

BEAMSLEY EVAN/BEAMSLEY STEPHANIE
589 SW MEADOW TER
LAKE CITY, FL 32024

2025

01-5S-16-03405-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

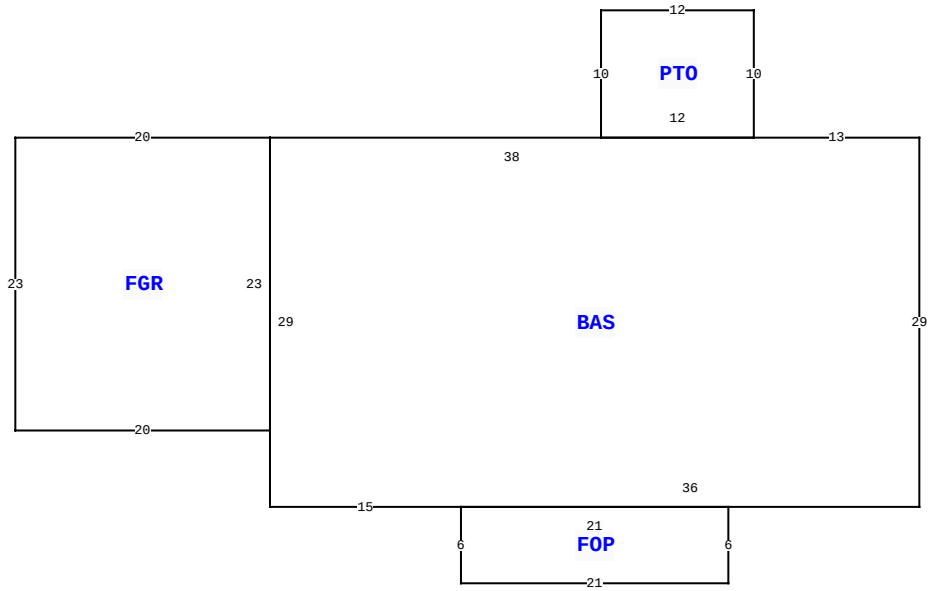
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG. 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	1,479	100		1,479	134,686
FGR	460	55		253	23,040
FOP	126	30		38	3,461
PTO	120	5		6	547
TOTALS	2,185			1,776	161,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,776	119.5698	133.92	237,842	1992	1992	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 2011 Heated Area: 1479 HX Base Yr 2011



589 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		161,733
TOTAL MARKET OB/XF VALUE		644
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		199,877
SOH/AGL Deduction		72,200
ASSESSED VALUE		127,677
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,955
TOTAL JUST VALUE		199,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,498

SALE:1:1: LOT 12 SOUTHWOOD MEADOWS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1091/2180	8/03/2006	WD	Q	I		163,000
GRANTOR: GREGORY SWARTZ & BEVE						
GRANTEE: EVAN & STEPHANIE BE						
0760/1131	5/22/1992	WD	Q	I		70,000
GRANTOR: PETER GIEBEIG						
GRANTEE: GREGORY SWARTZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N10 W12 S10 E12$ W38 FGR= S23 W20 N23 E20$ S29 E15 FOP= S6 E21 N6 W21$E36 N29$.

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	23	20	460.00	UT	1.40	1.40	100	0	0	3	100	644	

LAND DESCRIPTION

TOTAL OB/XF 644

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	1.25	30,000.00	37,500.00	37,500							

REVIEW DATE 08/27/2019 BY KR Total Acres: 1.13 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 06/20/2025 BY SYS