

LOT 13 SOUTHWOOD MEADOWS S/D.
882-972, 973, 894-1380, WD 1082-

SHAHEEN DAVID/SHAHEEN CHRISTY
588 SOUTHWEST MEADOW TERR
LAKE CITY, FL 32024

2026

01-5S-16-03405-113



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 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	15	HARDTILE 10
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
BAS	1,430	100	
FOP	70	30	
TOTALS	1,500		1,451

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,451	118.3990	132.61	192,417	2000	2000		0	0	25.00	75.00
1 SINGLE FAM 100% - 2017 Heated Area: 1430 HX Base Yr 2017												
588 SW MEADOW TER, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2025 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0 100	0	0	2,992.00	UT	3.00	3.00	100	2006	2006
2	0081	DECKING WI	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		144,313	
TOTAL MARKET OB/XF VALUE		11,076	
TOTAL LAND VALUE - MARKET		37,500	
TOTAL MARKET VALUE		192,889	
SOH/AGL Deduction		59,677	
ASSESSED VALUE		133,212	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		82,490	
TOTAL JUST VALUE		192,889	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		194,813	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053537	Additions	150,000	07/08/2025
000045007	Roof Replacement	6,000	07/20/2022
16444	SFR	240	12/28/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1318/1198	7/08/2016	WD	Q	I	01
GRANTOR: MARK MAGSTADT					
GRANTEE: DAVID & CHRISTY SHA					
1196/0681	6/03/2010	WD	Q	I	01
GRANTOR: ANDREW A GUINN					
GRANTEE: MARK MAGSTADT					

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W58 S32 E13 N6 FOP= E14 N5 W14 S5\$ N5 E14 S7 E12 N7 E14 N3 E5 N18\$.												