LOT 16 SOUTHWOOD MEADOWS S/D.
784-1115,

BECKER WILLIAM C/BECKER KIM M
P O BOX 2604
LAKE CITY, FL 32056-2604

2026

01-5S-16-03405-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

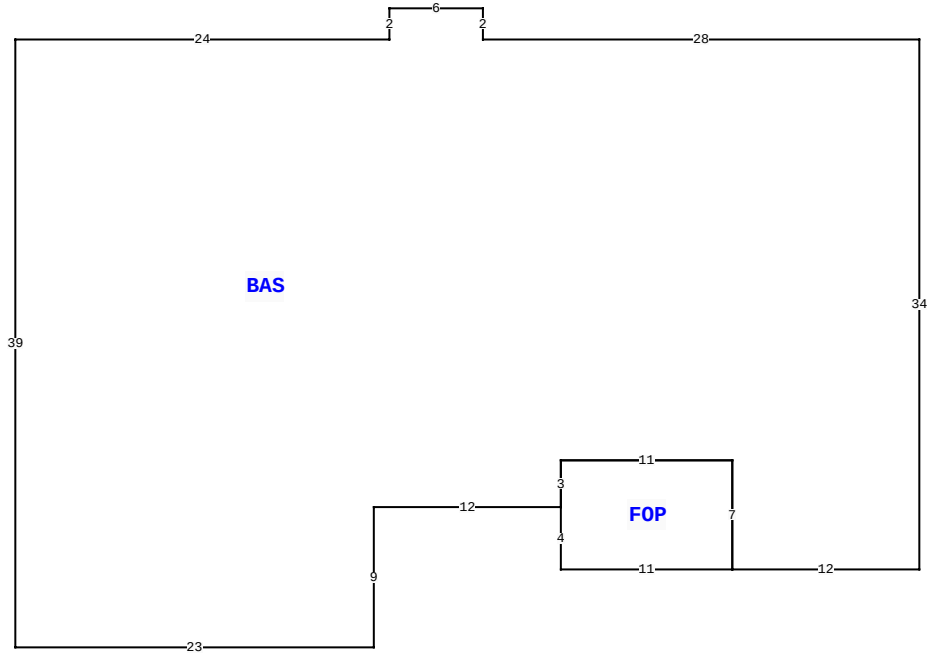
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,974	100		1,974	167,246
FOP	77	30		23	1,949
TOTALS	2,051			1,997	169,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,997	113.4609	127.08	253,779	1994	1994	0	0	0	33.33	66.67

1 SINGLE FAM 0% - 0 Heated Area: 1974 HX Base Yr



488 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	169,194
TOTAL MARKET OB/XF VALUE	4,864
TOTAL LAND VALUE - MARKET	33,000
TOTAL MARKET VALUE	207,058
SOH/AGL Deduction	0
ASSESSED VALUE	207,058
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,058
TOTAL JUST VALUE	207,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8099	SFR	45,000	02/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0784/1115	12/20/1993	WD	Q	V		10,200

GRANTOR: PETER GIEBEIG
GRANTEE: WILLIAM C BECKER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 N2 W6 S2 W24 S39 E23N9 E12 FOP= S4 E11 N7 W11 S3$N3 E11 S7 E12 N34$.

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	0294	SHED WOOD/	0	0	12	12	144.00	UT	7.50	7.50	80	1994	1994	3	80	864	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,864

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	1.10	30,000.00	33,000.00	33,000							

REVIEW DATE 08/29/2019 BY KR Total Acres: 1.25 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 11/17/2025 BY SYS