LOT 17 SOUTHWOOD MEADOWS S/D.
763-1330, 799-1168,

PAPKA RUSSELL E/PAPKA KELLY R
454 SW MEADOW TERRACE
LAKE CITY, FL 32024

2026

01-5S-16-03405-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

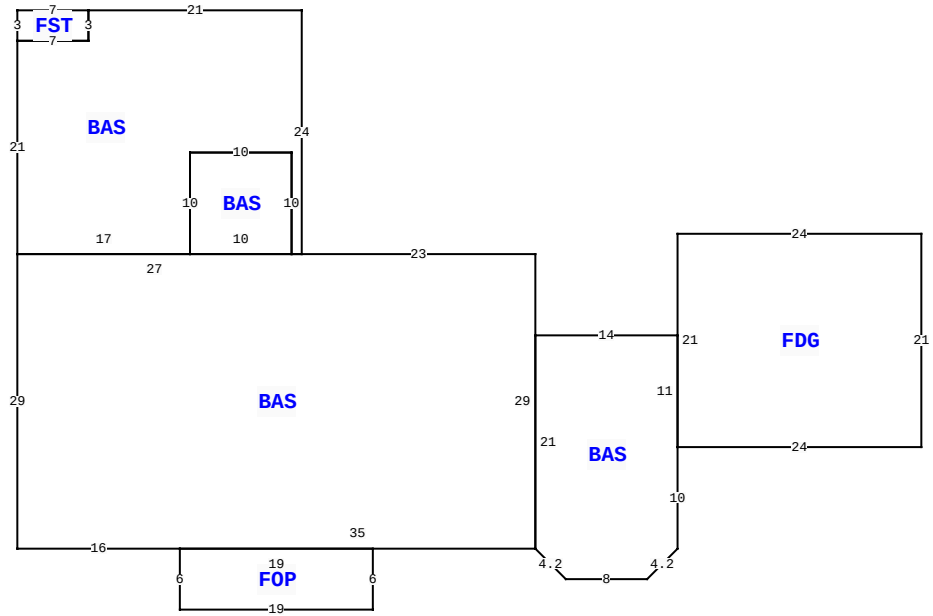
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	100	100		100	8,025
BAS	327	100		327	26,243
BAS	551	100		551	44,219
BAS	1,479	100		1,479	118,694
FDG	504	60		302	24,237
FOP	114	30		34	2,729
FST	21	55		12	963
TOTALS	3,096			2,805	225,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,805	106.9440	119.78	335,983	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 0 Heated Area: 2457 HX Base Yr



454 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		225,109
TOTAL MARKET OB/XF VALUE		11,570
TOTAL LAND VALUE - MARKET		33,000
TOTAL MARKET VALUE		269,679
SOH/AGL Deduction		87,359
ASSESSED VALUE		182,320
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,598
TOTAL JUST VALUE		269,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6831	SFR	0	02/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0763/1330	8/07/1992	WD	Q	I		72,500

GRANTOR: PETE GIEBEIG
GRANTEE: RUSSELL PAPKA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 BAS= N24 W21 FST= W7 S3 E7 N3$ S3 W7 S21 E17 N10 E10 S10 E1$ W1 BAS= N10 W10 S10 E10$ W27 S29 E16 FOP= S6 E19N6 W19$ E35 BAS= R3 D3 E8 U3 R3 N10 FDG= E24 N21 W24 S21$ N11 W14 S21$ 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	0020	BARN,FR	0	100	20	16	320.00	UT	11.00	11.00	100	1994	1994	3	100	3,520	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1,889.00	UT	2.25	2.25	100	2009	2009	3	100	4,250	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 11,570

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	1.10	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