

LOT 18 SOUTHWOOD MEADOWS S/D.  
762-021, WD 1045-1163, WD 1097-1

HOPKINS RICHARD D/PERRY ELENA V  
418 SW MEADOW TER  
LAKE CITY, FL 32024

2026

01-5S-16-03405-118



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 32 | HARDIE BRD 90  |
| Exterior Wall            | 19 | COMMON BRK 10  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 50    |
| Interior Floo            | 15 | HARDTILE 50    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    |    | N/A 100        |
| Stories                  | 1. | 1. 100         |
| Architectual             | 05 | CONV 100       |
| Units                    | 0  | 100            |
| Condition Adj            | 04 | 04 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                                  |                    |    |
|----------------------------------|--------------------|----|
| Quality                          | 07                 | 07 |
| 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       | 1,734            | 100         |      | 1,734        | 255,689              |
| FOP       | 72               | 30          |      | 22           | 3,244                |
| PTO       | 100              | 5           |      | 5            | 737                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 1,906 |  |  | 1,761 | 259,670 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |    |          |    |        |
|----------------|------------|-------------|-----|-----|---|----|----------|----|--------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W  | UNITS    | UT | Adj R  |
| 1              | 0166       | CONC, PAVMT | 0   | 100 | 0 | 0  | 1.00     | UT | 0.00   |
| 2              | 0166       | CONC, PAVMT | 0   | 100 | 0 | 0  | 1,971.00 | UT | 2.00   |
| 3              | 0166       | CONC, PAVMT | 0   | 100 | 9 | 60 | 540.00   | UT | 3.00   |
| 4              | 0294       | SHED WOOD/  | 0   | 100 | 0 | 0  | 1.00     | UT | 300.00 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| 0100 | 01  | 1,761     | 146.2890    | 163.84         | 288,522        | 1992 | 2015 | 0    | 0    | 0 10.00 | 90.00  |

1 SINGLE FAM 100% - 2023

Heated Area: 1734

HX Base Yr 2023

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/08/2025 MLU

| TOTAL OB/XF |            |             |     |     |   |    |          |    |        |
|-------------|------------|-------------|-----|-----|---|----|----------|----|--------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W  | UNITS    | UT | Adj R  |
| 1           | 0166       | CONC, PAVMT | 0   | 100 | 0 | 0  | 1.00     | UT | 0.00   |
| 2           | 0166       | CONC, PAVMT | 0   | 100 | 0 | 0  | 1,971.00 | UT | 2.00   |
| 3           | 0166       | CONC, PAVMT | 0   | 100 | 9 | 60 | 540.00   | UT | 3.00   |
| 4           | 0294       | SHED WOOD/  | 0   | 100 | 0 | 0  | 1.00     | UT | 300.00 |