

LOT 19 SOUTHWOOD MEADOWS S/D.
744-1804, 805-979, WD 1425-1268,

GAINES JOHN DANIEL/GAINES AMY RUTH
386 SW MEADOW TER
LAKE CITY, FL 32024

2026

01-5S-16-03405-119



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	02	02 100

Quality	07	07
DOR CODE	0100SINGLE 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	2,378	100		2,378	290,193
FGR	796	55		438	53,450
FOP	36	30		11	1,342
FOP	420	30		126	15,376
FUS	272	100		272	33,193
TOTALS	3,902			3,225	393,554

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0169	FENCE/WOOD	0	100	0	0	1.00	UT 0.00	0.00
2	0280	POOL R/CON	0	100	20	43	860.00	UT 70.00	70.00
3	0166	CONC, PAVMT	0	100	0	0	4,772.00	UT 3.00	3.00
4	0294	SHED WOOD/	0	100	0	0	1.00	UT 0.00	0.00
5	0261	PRCH, UOP	0	100	0	0	1.00	UT 0.00	0.00

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	3,225	132.8735	148.82	479,944	2007	2007	0	0	0 18.00	82.00

1 SINGLE FAM 100% - 2024Heated Area: 2650HX Base Yr 2024

Diagram showing property layout with dimensions and area labels: FUS (16x16), FOP (17x11), FGR (34x14), BAS (38x13).

386 SW MEADOW TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
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1	0169	FENCE/WOOD	0	100	0	0	1.00	UT 0.00	0.00
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TOTAL OB/XF									
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1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		393,554	
TOTAL MARKET OB/XF VALUE		41,676	
TOTAL LAND VALUE - MARKET		33,000	
TOTAL MARKET VALUE		468,230	
SOH/AGL Deduction		0	
ASSESSED VALUE		468,230	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		417,508	
TOTAL JUST VALUE		468,230	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		473,030	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049599	Roof Replacement	27,000	04/11/2024
24711	SFR	820	07/05/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1425/1268	11/25/2020	WD	Q	I	01
GRANTOR: NICKELSON CRAIG					
GRANTEE: GAINES JOHN DANIEL					
0884/1672	6/25/1999	WD	U	V	100
GRANTOR: DANIEL & GAIL NICKELS					
GRANTEE: C NICKELSON					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W19 S4 FGR= W24 S34 E14 N2 E10 N32\$ S32 W3 S6 R3 D3 E4 S10 E14 S2 E13 N2 FOP= E6 N6 W6 S6\$ N6 E6 S11 E13 N5 E4 N38 FOP= N11 W30 S17 E12 N4 E9 N2 E9\$ W9 S2 W9 S4 W12 N17 W5 N6\$ PTR= N30 FUS= N16 W16 S16 E6 S4 E4 N4 E6\$ S30\$.									