

LOT 28 SOUTHWOOD MEADOWS S/D.
749-673, 767-1218, LE 1526-220,

GRAY EDWARD FRANCIS
167 SW AINSLEY GLEN
LAKE CITY, FL 32024

2026

01-5S-16-03405-128



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 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		N/A 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	276	100		276	23,271
BAS	1,334	100		1,334	112,476
FOP	42	30		13	1,096
PTO	100	5		5	422
TOTALS	1,752			1,628	137,264

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	12	20	240.00	UT	1.40	1.40	
2	0040	BARN, POLE	0	0	28	22	616.00	UT	2.50	2.50	
3	0166	CONC, PAVMT	0	0	12	20	240.00	UT	2.00	2.00	
4	0169	FENCE/WOOD	0	0	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	UNIT TYPE	CONSRV
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,628 115.2000 129.02 210,045 1992 1992 0 0 0 34.65 65.35

1 SINGLE FAM 0% - 2025 Heated Area: 1610 HX Base Yr

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

04/08/2025 MLU

TOTAL OB/XF											
2,654											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		137,264	
TOTAL MARKET OB/XF VALUE		2,654	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		169,918	
SOH/AGL Deduction		0	
ASSESSED VALUE		169,918	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		169,918	
TOTAL JUST VALUE		169,918	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		172,124	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1526/220	10/28/2024	LE	U	I	14	100	
GRANTOR: GRAY EDWARD FRANCIS							
GRANTEE: GRAY EDWARD FRANCIS							
0767/1218	11/12/1992	WD	Q	I		59,000	
GRANTOR: STANLEY CRWAFORD							
GRANTEE: EDWARD F GRAY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W17 PTO= N10 W10 S10 E10\$ W26 BAS= W12 S23 E12 N23\$ S32 E15 FOP= N3 E14 S3 W14\$N3 E14 S3 E14 N32\$.											