LOT 2 BLOCK A SOUTHWOOD MEADOWS
802-905, 806-212, 872-1863, WD 1

FLEMING BARRY C/FLEMING VIRGINIA L
235 SW AINSLEY GLN
LAKE CITY, FL 32024

2026

01-5S-16-03405-202

BUILDING CHARACTERISTICS

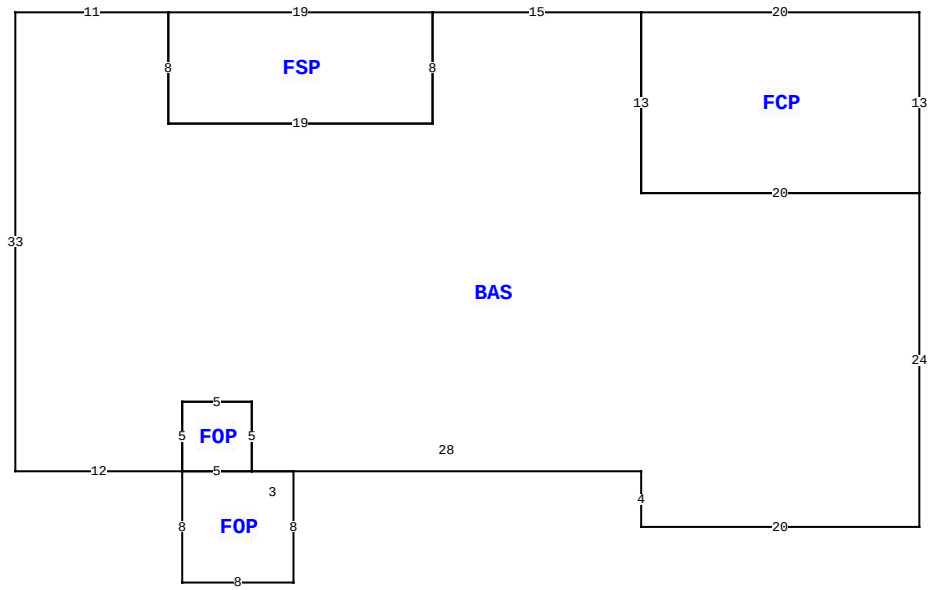
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,788	100		1,788	232,396
FCP	260	25		65	8,449
FOP	25	30		8	1,040
FOP	64	30		19	2,469
FSP	152	40		61	7,928
TOTALS	2,289			1,941	252,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,941	132.2482	148.12	287,501	1995	2015	0	0	0	12.25	87.75

1 SINGLE FAM 100% - 2024 Heated Area: 1788 HX Base Yr 2024



235 SW AINSLEY GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		252,282
TOTAL MARKET OB/XF VALUE		12,364
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		294,646
SOH/AGL Deduction		11,870
ASSESSED VALUE		282,776
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,054
TOTAL JUST VALUE		294,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054481	Storage Building	23,100	11/13/2025
000054333	Right-of-Way Acce		10/28/2025
30108	ADDN SFR	95	04/26/2012
9575	SFR	305	04/05/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/28	7/17/2023	WD	Q	I	01	359,900
GRANTOR: EMERY PATRICK D						
GRANTEE: FLEMING BARRY C						
1374/0242	11/30/2018	WD	Q	I	01	209,500
GRANTOR: BRIAN CANNON						
GRANTEE: PATRICK D & ASHLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= W19 S8 E19 N8$S8 W19 N8 W11 S33 E12 FOP= E5 N5 W5 S5$ N5 E5 S5 FOP= W5 S8 E8 N8 W3$ E28 S4 E20 N24 FCP= N13 W20S13 E20 $W20 N13$.

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	0166	CONC,PAVMT	0	100	0	0	174.00	UT	2.00	2.00	100	1995	1995	3	100	348	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1995	1995	3	100	900	
3	0258	PATIO	0	100	20	36	600.00	UT	2.25	2.25	100	2009	2009	3	100	1,350	
4	0166	CONC,PAVMT	0	100	12	258	3,096.00	UT	2.25	2.25	100	2009	2009	3	100	6,966	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 12,364

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	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/25/2023 BY ME Total Acres: 1.23 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/18/2025 BY SYS