LOT 15 BLOCK A SOUTHWOOD
MEADOWS S/D UNIT 2.
ORB 769-1178, 774-764,

HUEY GLENN M/HUEY ROSA M
105-32, 1468 SW MAIN BLVD STE 105
LAKE CITY, FL 32025-1116

**2026**

**01-5S-16-03405-215**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

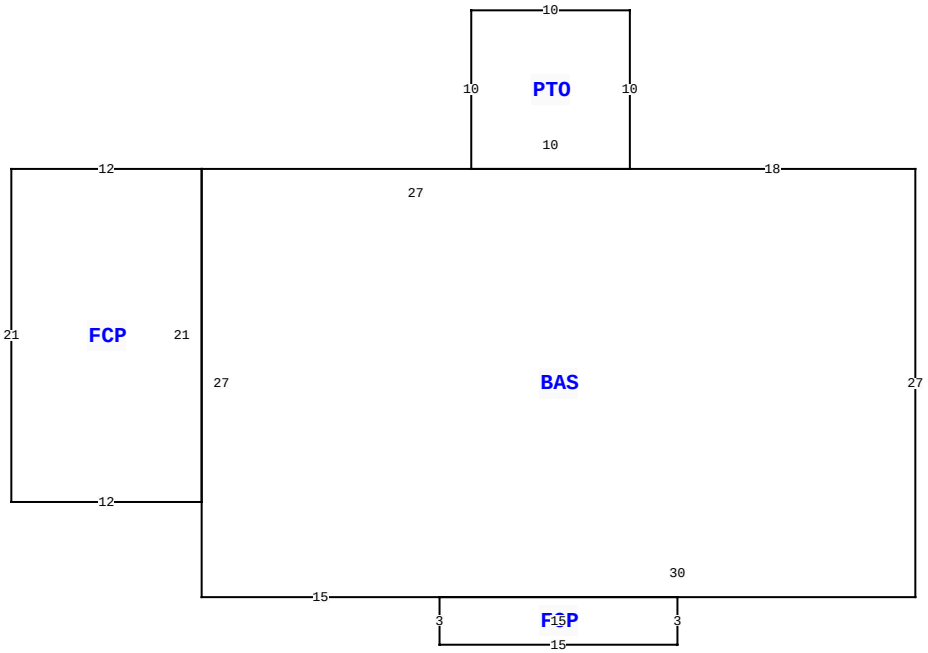
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 19 | COMMON BRK 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| 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 | 1,215 | 100 | | 1,215 | 100,393 |
| FCP | 252 | 25 | | 63 | 5,206 |
| FOP | 45 | 30 | | 14 | 1,157 |
| PTO | 100 | 5 | | 5 | 413 |
| TOTALS | 1,612 | | | 1,297 | 107,169 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,297 | 113.5000 | 127.12 | 164,875 | 1993 | 1993 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1215 HX Base Yr




294 SW AINSLEY GLN, 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 | | 107,169 |
| TOTAL MARKET OB/XF VALUE | | 1,687 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 138,856 |
| SOH/AGL Deduction | | 47,869 |
| ASSESSED VALUE | | 90,987 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 40,265 |
| TOTAL JUST VALUE | | 138,856 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 138,856 |

SALE:2:1: DEVELOPER TO BUILDER

SALE:1:1: LOT 15 BLK A SOUTHWOOD MEADOWS UNIT II

LAND:1:1: 1.00 AC.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0774/0764 | 5/04/1993 | WD | U | I | 32 | 57,900 |
| GRANTOR: STANLEY CRAWFORD | | | | | | |
| GRANTEE: GLENN M HUEY | | | | | | |
| 0769/1178 | 1/04/1993 | WD | U | V | 12 | 9,900 |
| GRANTOR: GEIBEIG | | | | | | |
| GRANTEE: CRAWFORD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 PTO= N10 W10 S10 E10$ W27 FCP= W12 S21 E12 N21$ S27 E15 FOP= S3 E15 N3 W15$ E30 N27$.

## 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 | 291.00 | UT | 1.50 | 1.50 | 100 | 0 | 0 | 3 | 100 | 437 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 50 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,687

| 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- | 1145.00 | 302.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |

REVIEW DATE 08/24/2019 BY KR Total Acres: 1.01 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/18/2025 BY SYS