LOT 16 BLOCK A SOUTHWOOD MEADOWS
795-582, WD 1002-804, WD 1165-88

GRAHAM JEFFERSON
264 SW AINSLEY GLN
LAKE CITY, FL 32024

2026

01-5S-16-03405-216

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

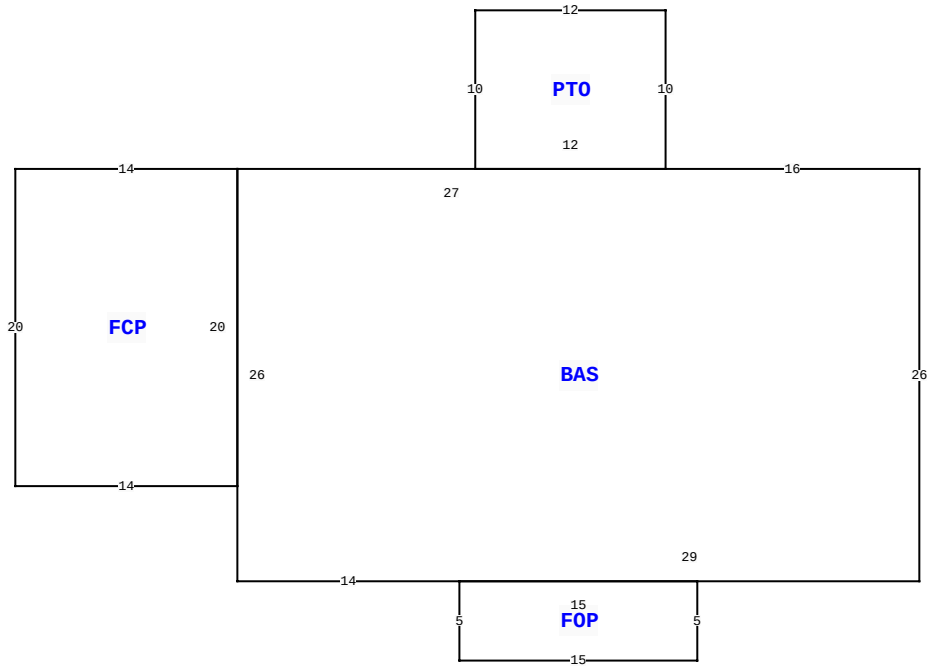
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
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	1,118	100		1,118	124,894
FCP	280	25		70	7,820
FOP	75	30		22	2,458
PTO	120	5		6	670
TOTALS	1,593			1,216	135,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,216	145.0796	162.49	197,588	1994	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2023 Heated Area: 1118 HX Base Yr 2023



264 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		135,842
TOTAL MARKET OB/XF VALUE		4,742
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		170,584
SOH/AGL Deduction		796
ASSESSED VALUE		169,788
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,066
TOTAL JUST VALUE		170,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,054

SALE:1:1: LOT 16 BLOCK A SOUTHWOOD MEADOWS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8096	SFR	41,000	02/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1462/1436	3/18/2022	WD	Q	I	01	250,000
GRANTOR: GANSKOP PATRICK M						
GRANTEE: GRAHAM JEFFERSON						
1165/0884	1/07/2009	WD	Q	I	01	148,000
GRANTOR: JONATHAN S & HEIDI J						
GRANTEE: PATRICK M GANSKOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W12 S10 E12$ W27 FCP= W14 S20 E14 N20$ S26 E14 FOP= S5 E15 N5 W15$E29 N26$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	252.00	UT	2.50	2.50	100	0	0	3	100	630	
3	0294	SHED WOOD/	0	100	11	16	176.00	UT	12.00	12.00	100	1994	1994	3	100	2,112	

LAND DESCRIPTION

TOTAL OB/XF 4,742

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-	1165.00	300.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 08/29/2019 BY KR Total Acres: 1.14 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/18/2025 BY SYS