LOT 4 BLOCK B SOUTHWOOD MEADOWS
836-732, 841-984, 895-2410, CT 1

IN RECESS HOLDINGS, LLC
153 NE MADISON ST
LAKE CITY, FL 32025

2026

01-5S-16-03405-254

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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	02	WOOD FRAME 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

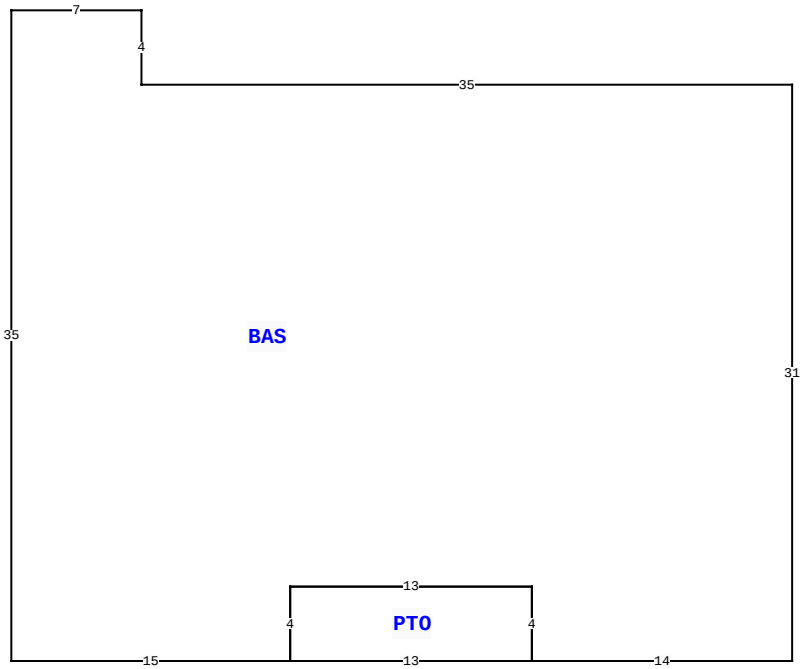
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.0400	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100		1,278	135,053
PTO	52	5		3	317
TOTALS	1,330			1,281	135,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,281	125.8000	140.90	180,493	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2001 Heated Area: 1278 HX Base Yr 2001



289 SW ERIN 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		135,370
TOTAL MARKET OB/XF VALUE		2,706
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		168,076
SOH/AGL Deduction		60,222
ASSESSED VALUE		107,854
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,132
TOTAL JUST VALUE		168,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053609	Roof Replacement	15,000	07/17/2025
16572	SFR	210	02/04/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/327	4/30/2025	CT	U	I	18	146,000
GRANTOR: GRECIAN JOSHUA D						
GRANTEE: IN RECESS HOLDINGS,						
0895/2410	1/21/2000	WD	U	V	08	15,000
GRANTOR: SOTRES						
GRANTEE: GRECIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 N4 W7 S35 E15 PTO= E13 N4 W13 S4$ N4 E13 S4 E14 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	404.00	UT	1.50	1.50	100	2000	2000	3	100	606	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 2,706

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 09/15/2025 BY chuck Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 10/03/2025 BY SYS