

LOT 5 BLOCK B SOUTHWOOD MEADOWS
861-219, 874-2503, CT 1318-2485,

GT EXECUTIVE SERVICES LLC
9 OLD STATE ROAD
KEY LARGO, FL 33037

2026

01-5S-16-03405-255



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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	04	04 100
Kitchen Adjus	02	02 100

Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1516.0400	1.00/
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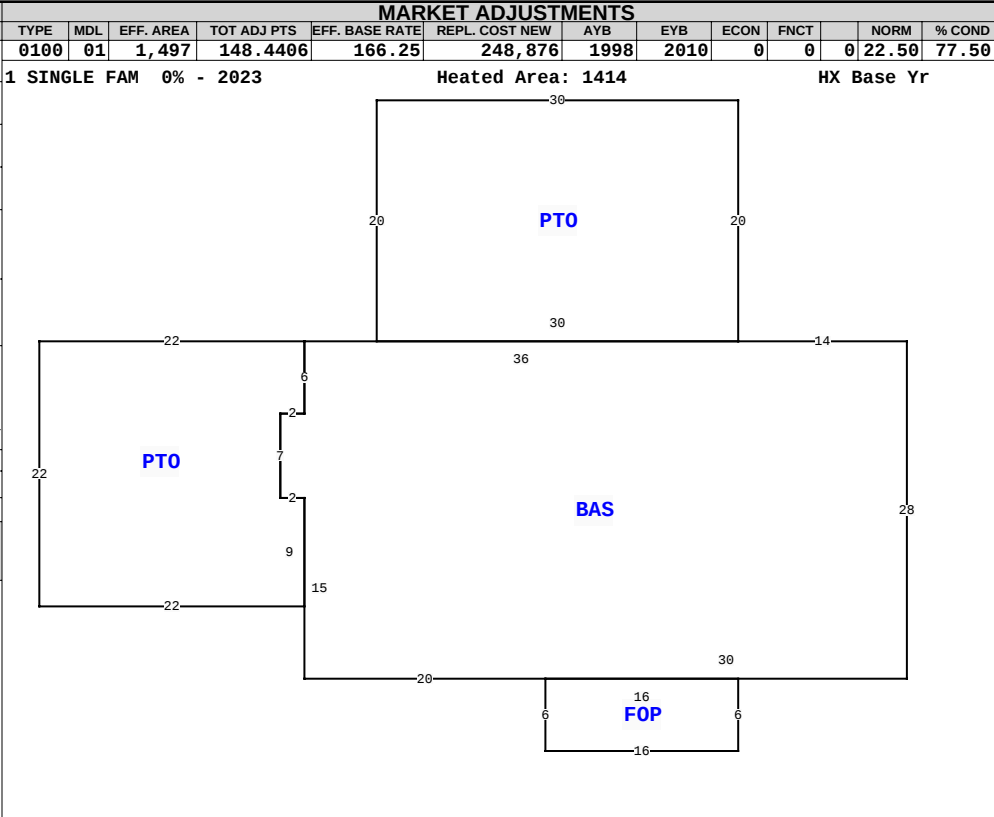
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100		1,414	182,185
FOP	96	30		29	3,736
PTO	470	5		24	3,092
PTO	600	5		30	3,866

TOTALS	2,580			1,497	192,879
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	0	3	35	105.00	UT	3.00
3	0296	SHED METAL	0	0	10	10	100.00	UT	5.00
4	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-	1145.00	302.00	1.00

REVIEW DATE 09/09/2022 BY ME



317 SW ERIN GLN, LAKE CITY	BLD DATE	LGL DATE	04/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	100	2,000	
2	0166	CONC, PAVMT	0	0	3	35	105.00	UT	3.00	3.00	100	1998	1998	3	100	315	
3	0296	SHED METAL	0	0	10	10	100.00	UT	5.00	5.00	50	1998	1998	3	50	250	
4	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

TOTAL OB/XF													4,065	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
RSF-	1145.00	302.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00				

Total Acres: 1.01 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				192,879	
TOTAL MARKET OB/XF VALUE				4,065	
TOTAL LAND VALUE - MARKET				30,000	
TOTAL MARKET VALUE				226,944	
SOH/AGL Deduction				0	
ASSESSED VALUE				226,944	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				226,944	
TOTAL JUST VALUE				226,944	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				230,677	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042814	Roof Replacement	11,354	09/23/2021
14116	SFR	240	06/11/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1470/914	6/30/2022	WD	Q	I	01	262,000	
GRANTOR: NIEVES-VARELA JOSE A							
GRANTEE: GT EXECUTIVE SERVIC							
1326/0943	11/16/2016	WD	U	I	12	136,000	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: JOSE A NIEVES-VAREL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 PT0= N20 W30 S20 E30\$W36 PT0= W22 S22 E22 N9W2 N7E2 N6\$ S6 W2 S7 E2 S15 E20 FOP= S6 E16 N6 W16\$ E30N28\$.									