

LOT 17 BLOCK B SOUTHWOOD  
MEADOWS S/D UNIT II.  
ORB 773-1975, 900-1962, CT 1021

GILL PAMELA  
230 SW ERIN GLN  
LAKE CITY, FL 32024

**2025**

01-5S-16-03405-267

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	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
BAS	1,628	100	
FOP	112	30	
PTO	48	5	
TOTALS	1,788		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0100	01	1,664	107.6040	120.52	200,545	1993	1993	0	0	35.00	65.00														
1 SINGLE FAM - 100% - 2016																									
Heated Area: 1628																									
HX Base Yr 2016																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/08/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/08/2025	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		130,354	
TOTAL MARKET OB/XF VALUE		41,202	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		201,556	
SOH/AGL Deduction		70,216	
ASSESSED VALUE		131,340	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		80,618	
TOTAL JUST VALUE		201,556	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		192,118	
LAND:1:1: 1.01 AC.			
SALE:1:1: LOT 17 BLK B UNIT II SOUTHWOOD MEADOWS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043527	Roof Replacement	11,764	01/13/2022
38516	POOL	0	08/22/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/0475	4/13/2015	WD	U	I	12	80,800
GRANTOR: DEUTSCHE BANK TRUST C						
GRANTEE: PAMELA GILL						
1279/2748	7/30/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (AARON						
GRANTEE: DEUTSCHE BANK TRUST						

EXTRA FEATURES																	
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	0166	CONC, PAVMT	0	100	0	0	2,544.00	UT	2.00	2.00	100	2006	2006	3	100	5,088	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2019	2019	3	91	32,614	
3	0294	SHED WOOD/	0	100	12	30	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
TOTALS														41,202			

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							