

LOT 29 MEADOWLANDS S/D PHASE 3.
AG 1055-402, CT 1170-680, AG 122

MASON CHARLES A/MASON KAREN B
1149 SW MEADOWLANDS DR
LAKE CITY, FL 32024

2026

01-6S-16-03761-129



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 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
Units		0 100

Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
NEIGHBORHOOD/LOC	1616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100		1,861	236,651
FGR	484	55		266	33,825
FOP	120	30		36	4,578
FOP	132	30		40	5,086
TOTALS	2,597			2,203	280,141

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	3	24	72.00	UT	2.25	
2	0031	BARN, MT AE	0 100	24	25	600.00	UT	20.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,203	120.7844	135.28	298,022	2019	2019	0	0	0	6.00	94.00	
1 SINGLE FAM 100% - 2020 Heated Area: 1861 HX Base Yr 2020													
1149 SW MEADOWLANDS DR, LAKE CITY													

TOTAL OB/XF 12,162													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0166	CONC, PAVMT	0 100	3	24	72.00	UT	2.25	2.25	100	2019	2019	3
2	0031	BARN, MT AE	0 100	24	25	600.00	UT	20.00	20.00	100	2019	2019	3

TOTAL OB/XF 12,162													
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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		280,141	
TOTAL MARKET OB/XF VALUE		12,162	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		347,303	
SOH/AGL Deduction		131,545	
ASSESSED VALUE		215,758	
TOTAL EXEMPTION VALUE		HX HB SX 100,722	
BASE TAXABLE VALUE		115,036	
TOTAL JUST VALUE		347,303	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,283	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37861	STORAGE	175	03/14/2019
37199	MAINT/ALTR	932	09/11/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/1935	5/11/2021	WD	U	I	30	100
GRANTOR: MASON CHARLES A						
GRANTEE: THE TRUST AGREEMENT						
1349/2695	12/15/2017	WD	Q	V	01	30,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CHARLES A & KAREN B						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W11 N10 W15 FOP= W12 S10 E12 N10\$ S10 W33 S24 FGR= S22 E22 N22 W22\$ E22 S7 E11 FOP= S8 E21 N5 W12 N3 W9\$ E9 S3 E12 N3 E5 N31\$.									