LOT 30 MEADOWLANDS S/D PHASE 3.
AFD 1055-432, QC 1215-2489, WD 1

CARROLL MELINDA S
207 SW HIGH FIELD TERR
LAKE CITY, FL 32024

2026

01-6S-16-03761-130

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

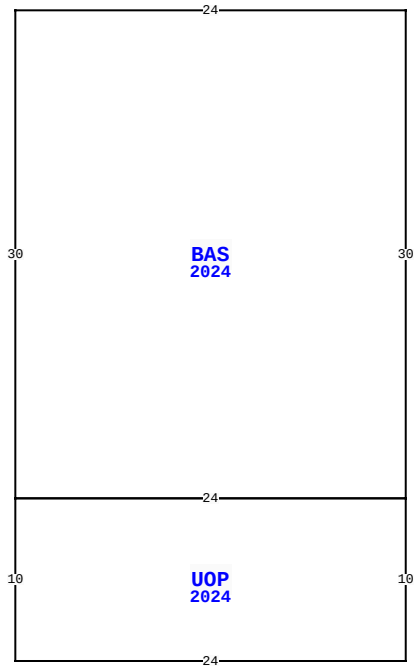
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2024	720	32,963
UOP	240	20	2024	48	2,198
TOTALS	960			768	35,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	768	82.0440	50.87	39,068	2017	2017	0	0	0	10.00	90.00

1 STRG/CONV 100% - 2024 Heated Area: 720 HX Base Yr 2024



207 SW HIGH FIELD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,161
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		91,561
SOH/AGL Deduction		3,112
ASSESSED VALUE		88,449
TOTAL EXEMPTION VALUE	WX HX HB SX	88,449
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		91,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048018	New Residential C	30,000	09/01/2023
36385	STORAGE	228	02/27/2018
35799	TR/TRAILER	238	09/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1341/2256	8/01/2017	WD	Q	V	01	20,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: WILLIE A & MELINDA						
1312/1284	1/05/2016	AG	U	I	30	0
GRANTOR: LENVIL DICKS AS TRUST						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=15,10] E24 S30 W24 N30 $
UOP=[YR=2024;ORIG=15,40] E24 S10 W24 N10 $
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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	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/26/2024 BY randall Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS