

LOT 31 MEADOWLANDS S/D PHASE 3.
AG 1054-1195, WD 1108-1214, WD 1

PELSANG JEFFREY S
289 SW HIGHFIELD TER
LAKE CITY, FL 32024

2026

01-6S-16-03761-131



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100

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	2, 824	100	2026	2, 824	81, 207
UDU	864	55		475	13, 659
UOP	35	20	2026	7	201

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	12	20	240.00	UT	8.00	8.00	
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
5	0070	CARPORT UF	0	0	33	16	1.00	UT	0.00	0.00	
6	0070	CARPORT UF	0	0	19	11	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	3,306	77.8050	87.14	288,085	2008	2008		0	0	50	17.00	33.00
1 SINGLE FAM 0% - 2024													
Heated Area: 2824 HX Base Yr													
289 SW HIGH FIELD TER, LAKE CITY													
BLD DATE: 04/07/2025 MLU													

TOTAL OB/XF													
3,920													

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3,920													

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1													
3													
VALUATION SUMMARY													
STANDARD													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 95,068													
TOTAL MARKET OB/XF VALUE 3,920													
TOTAL LAND VALUE - MARKET 55,000													
TOTAL MARKET VALUE 153,988													
SOH/AGL Deduction 0													
ASSESSED VALUE 153,988													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 153,988													
TOTAL JUST VALUE 153,988													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 459,249													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36004	SFR	333	11/16/2017
25635	TR/TRAILER	0	03/21/2007
25516	SFR	729	02/12/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1546/1729	8/06/2025	WD	Q	I	01	120,000			
GRANTOR: COX CARLOS									
GRANTEE: PELSANG JEFFREY S									
1546/1726	8/05/2025	WD	U	I	11	100			
GRANTOR: FLEMING REBECCA J ATT									
GRANTEE: COX CARLOS									
BUILDING NOTES									

BUILDING NOTES													
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BUILDING DIMENSIONS													
UDU=[ORIG=-181,0] E24 S36 W24 N36 \$													
UOP=[YR=2026;ORIG=-49,26] W7 S5 E7 N5 \$													
BAS=[YR=2026;ORIG=-20,0] W95 S21 E22 S5 E37 E7 S5 S11 E29 N42 \$													