LOT 60 MEADOWLANDS S/D PHASE 4.
AG 1055-382, QC 1188-2141, WD 12

FURTAK LARRY/FURTAK CHARLA
990 SW HIGH FIELD TER
LAKE CITY, FL 32024

2026

01-6S-16-03761-160

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

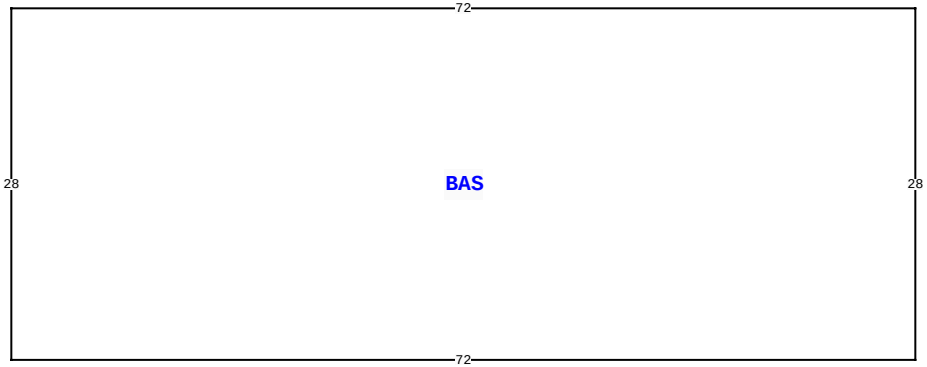
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100		2,016	208,865
TOTALS	2,016			2,016	208,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,016	115.0000	113.85	229,522	2015	2020	0	0	0	9.00	91.00

1 MANUF 2 100% - 2025 Heated Area: 2016 HX Base Yr 2025



990 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		208,865
TOTAL MARKET OB/XF VALUE		10,412
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		274,277
SOH/AGL Deduction		182,793
ASSESSED VALUE		91,484
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		35,762
TOTAL JUST VALUE		274,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32702	M H	626	02/17/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/2607	1/31/2024	WD	Q	I	01	300,000
GRANTOR: MCCREERY THOMAS D						
GRANTEE: FURTAK LARRY						
1276/0294	6/17/2014	WD	Q	V	01	30,800
GRANTOR: MICHAEL P & LAUREEN M						
GRANTEE: THOMAS D & MARGARET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S28 E72 N28$.

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	0030	BARN,MT	0	100	24	34	768.00	UT	9.00	9.00	100	2015	2015	3	100	6,912	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 10,412

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	0200	C	MBL HM	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 02/29/2024 BY TP Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS