LOT 61 MEADOWLANDS S/D PHASE 4.

AG 1061-1343, WD 1128-157, 159,

PRATA ROBERT D/PRATA GAIL M
924 SW HIGH FIELD TER
LAKE CITY, FL 32024

2026

01-6S-16-03761-161

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

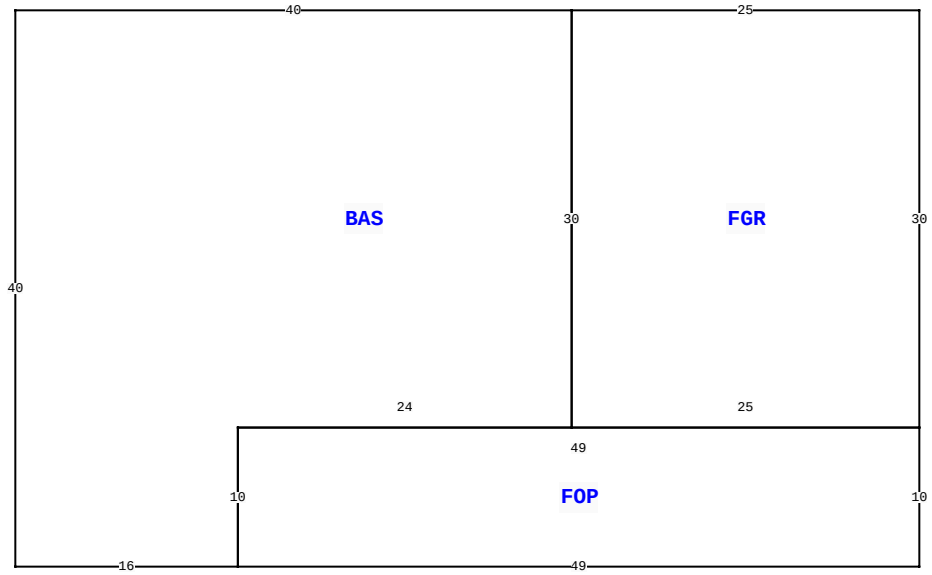
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100		1,360	168,011
FGR	750	55		412	50,897
FOP	490	30		147	18,160
TOTALS	2,600			1,919	237,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,919	116.1090	130.04	249,547	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 1360 HX Base Yr 2021



924 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		237,070
TOTAL MARKET OB/XF VALUE		14,825
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		306,895
SOH/AGL Deduction		59,309
ASSESSED VALUE		247,586
TOTAL EXEMPTION VALUE	HX HB DX SX	105,722
BASE TAXABLE VALUE		141,864
TOTAL JUST VALUE		306,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40206	GENERATOR	0	07/23/2020
37753	SFR	914	02/15/2019
37231	TR/TRAILER	0	09/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/1139	11/11/2021	LE	U	I	14	100
GRANTOR: PRATA ROBERT D						
GRANTEE: PRATA ROBERT D						
1365/0186	7/18/2018	WD	Q	V	01	50,000
GRANTOR: BAR D RANCH PARTNERSH						
GRANTEE: ROBERT D & GAIL M P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=80,20] W40 S40 E16 N10 E24 N30 $
FGR=[ORIG=105,20] W25 S30 E25 N30 $
FOP=[ORIG=56,50] E49 S10 W49 N10 $
.

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	0210	GARAGE U	0	100	25	25	625.00	UT	17.00	17.00	100	2019	2019	3	100	10,625	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 14,825

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 12/28/2020 BY HC Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS