LOT 71 MEADOWLANDS S/D PHASE 4.
AG 1053-21, QC 1210-1461, QC 121

MATHIAS RICHARD L/MATHIAS TAMERA L
274 SW HIGH FIELD TER
LAKE CITY, FL 32024

2026

01-6S-16-03761-171

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 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	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

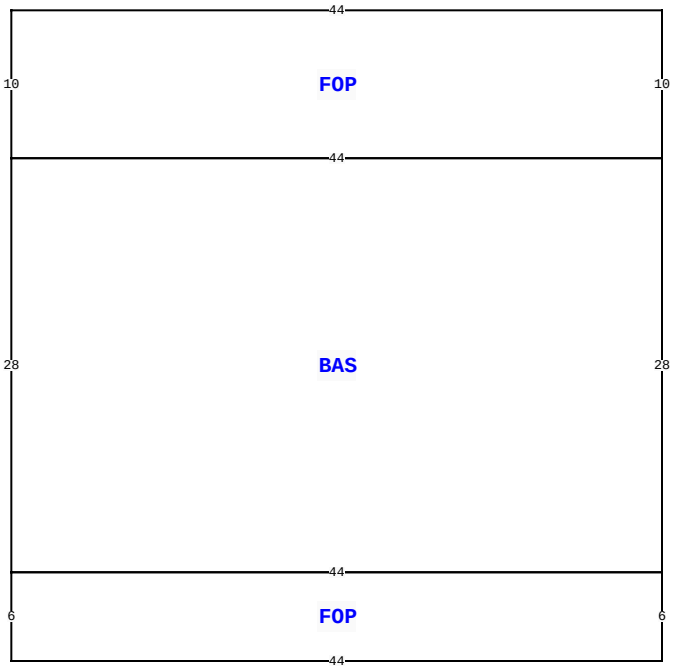
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	167,262
FOP	264	30		79	10,726
FOP	440	30		132	17,921
TOTALS	1,936			1,443	195,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,443	127.6000	142.91	206,219	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 1232 HX Base Yr 2021



274 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		195,908
TOTAL MARKET OB/XF VALUE		22,675
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		273,583
SOH/AGL Deduction		146,616
ASSESSED VALUE		126,967
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,245
TOTAL JUST VALUE		273,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39461	SFR	0	03/16/2020
37008	MAINT/ALTR	119	07/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1347/1614	10/23/2017	WD	Q	I	01	55,000
GRANTOR: STEPHEN C & LINDY L L						
GRANTEE: RICHARD L & TAMERA						
1312/1284	1/05/2016	AG	U	I	30	0
GRANTOR: LENVIL DICKS AS TRUST						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[ORIG=-8,-46] E44 S10 W44 N10 $
BAS=[ORIG=-8,-36] E44 S28 W44 N28 $
FOP=[ORIG=-8,-8] E44 S6 W44 N6 $
.

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	0296	SHED METAL	0	100	12	24	288.00	UT	10.00	10.00	100	2017	2017	3	100	2,880	
2	0296	SHED METAL	0	100	14	30	420.00	UT	9.00	9.00	75	2018	2018	3	75	2,835	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0166	CONC,PAVMT	0	100	5	24	120.00	UT	2.00	2.00	100	2018	2018	3	100	240	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0060	CARPORT F	0	100	24	60	1,440.00	UT	9.00	9.00	75	2018	2018	3	75	9,720	

LAND DESCRIPTION

TOTAL OB/XF 22,675

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