LOT 13 BLOCK 4 LAKE FOREST S/D U

370-957, LE 946-1524, WD 1077-20

DOYLE MEGHAN
493 SW ARREDONDO PL
LAKE CITY, FL 32025

2026

06-4S-17-07867-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

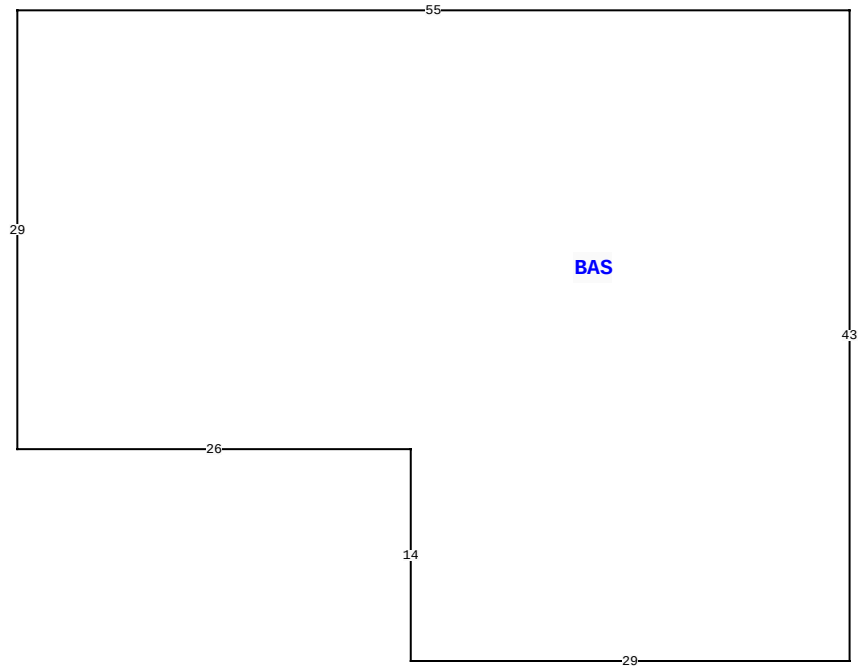
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100		2,001	179,594
TOTALS	2,001			2,001	179,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,001	123.2840	138.08	276,298	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2001 HX Base Yr



493 SW ARREDONDO PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	179,594
TOTAL MARKET OB/XF VALUE	3,110
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	201,204
SOH/AGL Deduction	0
ASSESSED VALUE	201,204
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,204
TOTAL JUST VALUE	201,204
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044921	Roof Replacement	14,425	07/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/1596	7/20/2024	QC	U	I	11	100
GRANTOR: WILLIFORD MAX M						
GRANTEE: DOYLE MEGHAN						
1271/1307	3/20/2014	WD	Q	I	01	98,000
GRANTOR: JOHN MICHAEL LEE AS T						
GRANTEE: MAX M WILLIFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S29 E26 S14 E29 N43$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	90	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	170	
3	0296	SHED METAL	0	0	14	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
6	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,110

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	0		*RSF-2	200.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/02/2022 BY JS Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS