THE N 250 FT OF LOT 2 COLUMBIA MEADOWS S/D.

MAGSTADT MARK A/MAGSTADT TAMMY D
229 SW PEACE DR
LAKE CITY, FL 32024

2026

11-5S-16-03564-102

BUILDING CHARACTERISTICS

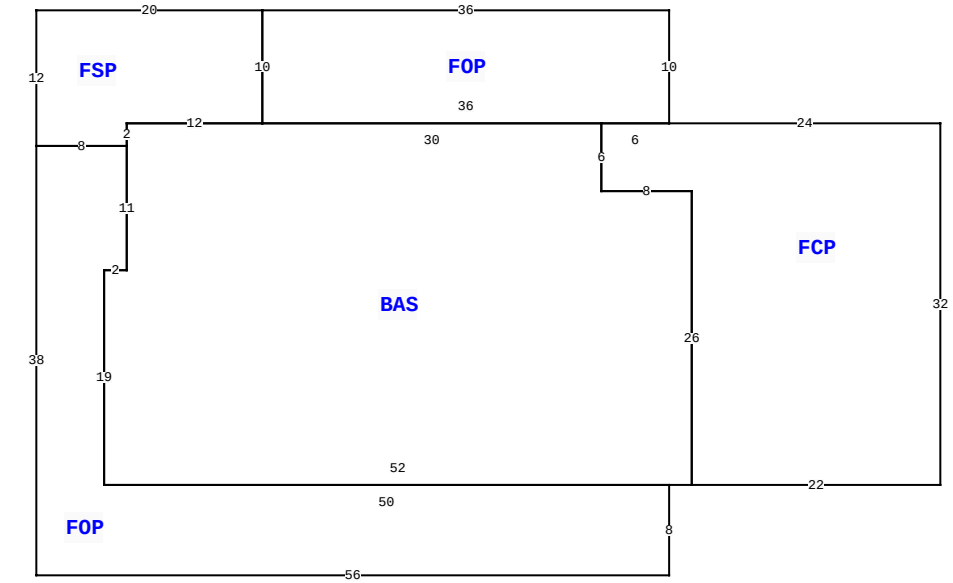
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100		1,590	201,252
FCP	752	25		188	23,796
FOP	360	30		108	13,670
FOP	650	30		195	24,682
FSP	216	40		86	10,885
TOTALS	3,568			2,167	274,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,167	122.8392	137.58	298,136	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1590 HX Base Yr 2018



229 SW PEACE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		274,285
TOTAL MARKET OB/XF VALUE		18,568
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		307,853
SOH/AGL Deduction		82,077
ASSESSED VALUE		225,776
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,054
TOTAL JUST VALUE		307,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34610	SFR	1,016	11/01/2016
7903	PUMP/UTPOL	30	12/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1230/0333	2/17/2012	WD	Q	I	05	452,000
GRANTOR: MOUNTAINTOP MIN						
GRANTEE: MARK A & TAMMY MAGS						
1208/1939	1/24/2011	WD	U	V	11	100
GRANTOR: MARLENE H MEADE						
GRANTEE: DOUBLE MM RANCH LLC						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	4,184.00	UT	2.00	2.00	100	2017	2017	3	100	8,368	
3	0031	BARN,MT AE	0	100	25	40	1,000.00	UT	9.00	9.00	100	2017	2017	3	100	9,000	

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N10 W36 S10 E36$ FCP= W6 BAS= W30 FSP= N10 W20 S12 E8 N2 E12$ W12 S2 FOP= W8 S38 E56 N8 W50 N19 E2 N11$ S11 W2 S19 E52 N26 W8 N6$ S6 E8 S26 E22 N32 W24$.

LAND DESCRIPTION

TOTAL OB/XF 18,568

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		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	30,000.00	30,000.00	15,000							

REVIEW DATE 09/19/2019 BY BC Total Acres: 2.28 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/18/2025 BY SYS