LOT 42 ROLLING MEADOWS S/D.

SWD 1062-2424, WD 1150-1482, WD

BRYAN CATHERINE H/BRYAN THEODORE A
297 SW BUTTERCUP DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-542

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

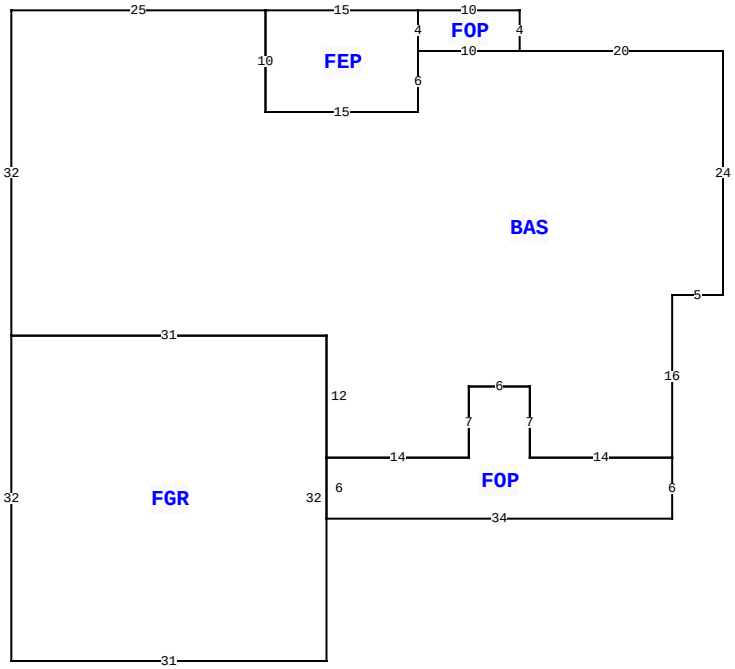
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 06
NEIGHBORHOOD/LOC	15416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100		2,316	306,303
FEP	150	80		120	15,870
FGR	992	55		546	72,212
FOP	40	30		12	1,588
FOP	246	30		74	9,787
TOTALS	3,744			3,068	405,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,068	126.9730	142.21	436,300	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2316 HX Base Yr 2019



297 SW BUTTERCUP DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		405,759
TOTAL MARKET OB/XF VALUE		26,940
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		467,699
SOH/AGL Deduction		133,185
ASSESSED VALUE		334,514
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		283,792
TOTAL JUST VALUE		467,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051440	Generator	0	11/07/2024
36022	STORAGE	173	11/21/2017
35943	SFR	1,268	10/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1284/0333	10/20/2014	WD	Q	V	01	10,500
GRANTOR: CORNERSTONE PARTNERS						
GRANTEE: CATHERINE H & THEOD						
1251/1253	3/20/2013	WD	U	V	37	6,000
GRANTOR: SIMONE REICHERT						
GRANTEE: CORNERSTONE PARTNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= N4 W10 S4 E10$ W10 FEP= N4 W15 S10 E15 N6$ S6 W15 N10 W25 S32 FGR= S32 E31 N32 W31$ E31 S12 FOP= S6 E34 N6 W14 N7 W6 S7 W14$ E14 N7 E6 S7 E14 N16 E5 N24$.

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	100	0	0	2,700.00	UT	2.00	2.00	100	2018	2018	3	100	5,400	
2	0210	GARAGE U	0	100	30	36	1,080.00	UT	16.00	16.00	100	2018	2018	3	100	17,280	
3	0251	LEAN TO W/	0	100	12	30	360.00	UT	3.50	3.50	100	2018	2018	3	100	1,260	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 26,940

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/25/2024 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS