LOT 5 MEADOW VISTA S/D.
803-1448, 973-387, WD 1065-1609,

TUCKER TAMMY B
PO BOX 561
LAKE CITY, FL 32056

2026

16-4S-16-03025-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

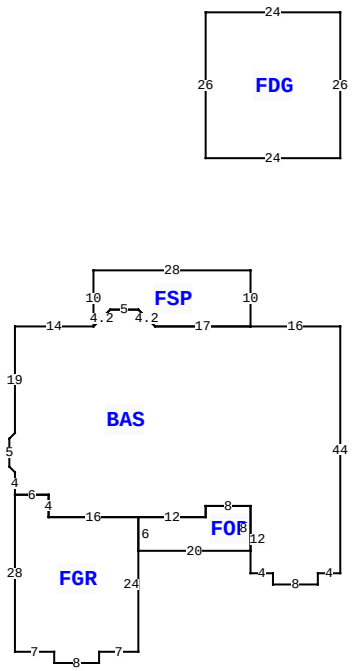
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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 06
NEIGHBORHOOD/LOC	16416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,138	100		2,138	201,239
FDG	624	60		374	35,203
FGR	568	55		312	29,367
FOP	136	30		41	3,859
FSP	256	40		102	9,601
TOTALS	3,722			2,967	279,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,967	115.5998	129.47	384,137	2004	2004	0	0	0	27.30	72.70

1 SINGLE FAM 100% - 2008 Heated Area: 2138 HX Base Yr 2008



219 SW FANTASY GLN, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		279,268
TOTAL MARKET OB/XF VALUE		8,530
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		306,298
SOH/AGL Deduction		85,161
ASSESSED VALUE		221,137
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,415
TOTAL JUST VALUE		306,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041883	Roof Replacement	200	05/11/2021
000041486	Roof Replacement	13,500	03/09/2021
22483	GARAGE	75	11/09/2004
22089	SFR	654	07/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1137/0647	11/30/2007	WD	Q	I		250,000
GRANTOR: KENNETH & RENEE FEAGL						
GRANTEE: JAMES R & TAMMY B T						
1065/1609	11/16/2005	WD	Q	I	03	130,000
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: KENNETH AND RENEE F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N10 W28 S10 R3 U3 E5 D3 R3 E17$ W17 L3 U3 W5 D3 L3 W14 S19 D1 L1 S5 R1 D1 S4 FGR= S28 E7 S2 E8 N2 E7 N24 W16 N4 W6$ E6 S4 E16 FOP= S6 E20 N8 W8 S2 W12$ E12 N2 E8 S12 E4 S2 E8 N2 E4 N44$ PTR= N30 FDG= N26 W24 S26 E24$ S30$.

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	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,658.00	UT	2.00	2.00	80	2004	2004	3	80	4,253	
3	0120	CLFENCE 4	0	100	0	0	150.00	UT	7.50	7.50	100	2007	2007	3	100	1,125	
4	0252	LEAN-TO W/	0	100	12	24	288.00	UT	4.00	4.00	100	2007	2007	3	100	1,152	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 8,530

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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/25/2024 BY JS Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS