LOT 6 MEADOW VISTA S/D.
ORB 803-1448,973-387,WD 1051-122

THOMPSON LUKE T/THOMPSON MARY J
243 SW FANTASY GLEN
LAKE CITY, FL 32024

**2026**

**16-4S-16-03025-106**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

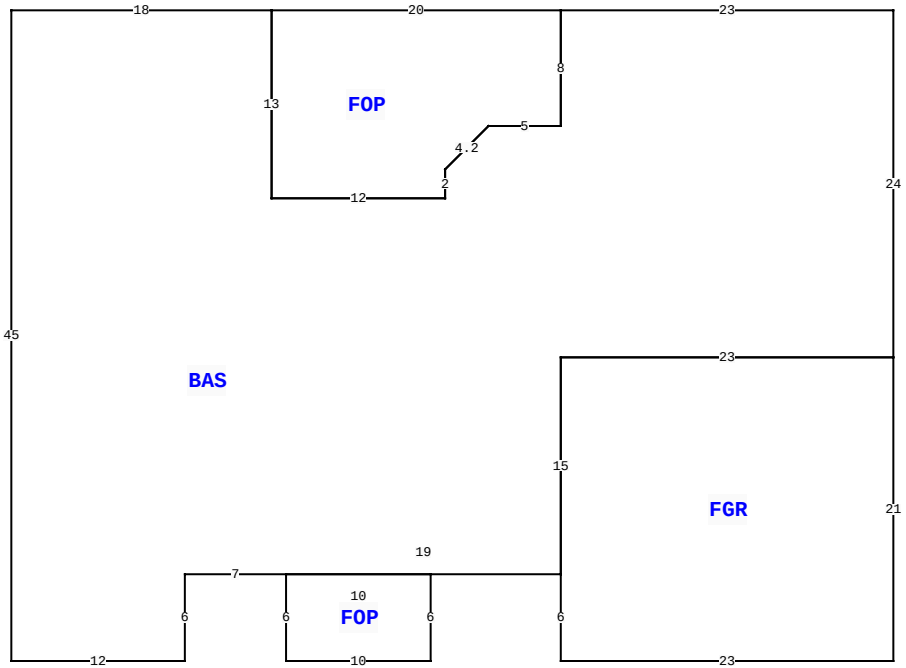
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 32 | HARDIE BRD 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 1,882 | 100 | | 1,882 | 213,678 |
| FGR | 483 | 55 | | 266 | 30,201 |
| FOP | 60 | 30 | | 18 | 2,044 |
| FOP | 225 | 30 | | 68 | 7,721 |
| TOTALS | 2,650 | | | 2,234 | 253,643 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,234 | 125.1558 | 140.17 | 313,140 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 100% - 2015 Heated Area: 1882 HX Base Yr 2015




243 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 | | 253,643 |
| TOTAL MARKET OB/XF VALUE | | 35,442 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 307,585 |
| SOH/AGL Deduction | | 84,061 |
| ASSESSED VALUE | | 223,524 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 172,802 |
| TOTAL JUST VALUE | | 307,585 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 311,049 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046813 | Solar Power Syste | 64,227 | 03/23/2023 |
| 40433 | POOL | 0 | 08/24/2020 |
| 24304 | SFR | 586 | 03/27/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1285/2397 | 11/24/2014 | WD | U | I | 12 | 162,900 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: LUKE T & MARY J THO | | | | | | |
| 1272/1699 | 1/29/2014 | CT | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (FURKI | | | | | | |
| GRANTEE: FEDERAL NATIONAL MO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W23 FOP= W20 S13 E12 N2 R3 U3 E5 N8$ S8 W5 D3 L3 S2 W12 N13 W18 S45 E12 N6 E7 FOP= S6 E10 N6 W10$ E19 FGR= S6 E23 N21 W23 S15 $ N15 E23 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 | 2,328.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 6,984 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 800 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 3,000 | |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,000 | |
| 5 | 0031 | BARN,MT AE | 0 | 100 | 25 | 30 | 750.00 | UT | 11.00 | 11.00 | 100 | 2019 | 2019 | 3 | 100 | 8,250 | |
| 6 | 0280 | POOL R/CON | 0 | 100 | 0 | 0 | 436.00 | UT | 38.00 | 38.00 | 100 | 2022 | 2021 | | 93 | 15,408 | |

## LAND DESCRIPTION

TOTAL OB/XF 35,442

| 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 07/29/2024 BY KS Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 09/30/2025 BY SYS