LOT 8 MEADOW VISTA S/D.
ORB 803-1448, 881-304, WD 1025-3

ACSON PAUL N/HILL SARAH E
277 SW FANTASY GLN
LAKE CITY, FL 32024

2025

16-4S-16-03025-108

BUILDING CHARACTERISTICS

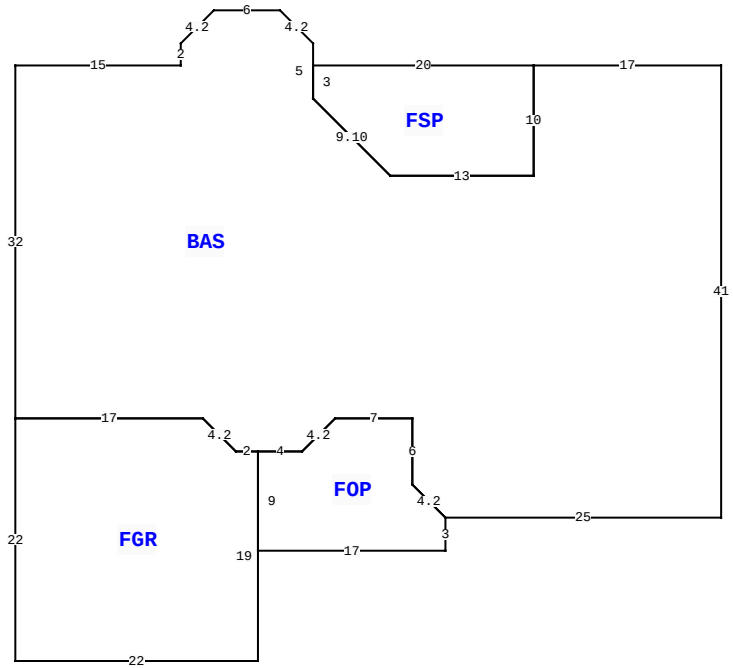
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,198	100		2,198	151,942
FGR	474	55		261	18,042
FOP	165	30		50	3,457
FSP	176	40		70	4,839
TOTALS	3,013			2,579	178,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,579	94.9536	106.35	274,277	1999	1999	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 2198 HX Base Yr 2016



277 SW FANTASY GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		178,280
TOTAL MARKET OB/XF VALUE		23,297
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		220,077
SOH/AGL Deduction		64,906
ASSESSED VALUE		155,171
TOTAL EXEMPTION VALUE	HX HB DX SX	105,722
BASE TAXABLE VALUE		49,449
TOTAL JUST VALUE		220,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042127	Roof Replacement	19,418	06/11/2021
15820	POOL	115	07/26/1999
14680	SFR	350	10/29/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/2140	1/27/2014	WD	Q	I	01	177,500
GRANTOR: PAUL F & KEDRA L MORE						
GRANTEE: PAUL N ACSON & SARA						
1073/2109	2/10/2006	WD	Q	I		255,000
GRANTOR: MELISA S LAVANCE						
GRANTEE: PAUL AND KEDRA MORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= W20 S3 D7 R7 E13 N10$ S10 W13 L7 U7 N5 U3 L3 W6 L3 D3 S2 W15 S32 FGR= S22 E22 N19 W2 U3 L3 W17$ E17 R3 D3 E2 FOP= S9 E17 N3 L3 U3 N6 W7 D3 L3 W4$ E4 R3 U3 E7 S6 D3 R3 E25 N41$.

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	0280	POOL R/CON	0	100	15	30	450.00	UT	52.50	52.50	100	1999	1999	3	40	9,450	
2	0282	POOL ENCL	0	100	28	41	1,148.00	UT	11.25	11.25	100	1999	1999	3	40	5,166	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	2,854.00	UT	1.50	1.50	100	1999	1999	3	100	4,281	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	600	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
8	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 23,297

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: 0.99 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/14/2025 BY SYS