

LOT 9 MEADOW VISTA S/D.
803-1448, 845-2365,2367, DC 1216

COTHRAN AMBER LAUREN/DOWD SHANE CONNOR
291 SW FANTASY GLN
LAKE CITY, FL 32024-4044

2025

16-4S-16-03025-109

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
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	2,485	100		2,485	220,288
FGR	484	55		266	23,580
FOP	60	30		18	1,596
FSP	480	40		192	17,020
PTO	130	5		6	532
TOTALS	3,639			2,967	263,015

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
2	0166	CONC, PAVMT	0	100	0	0	1,960.00	UT	1.50	1.50	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	

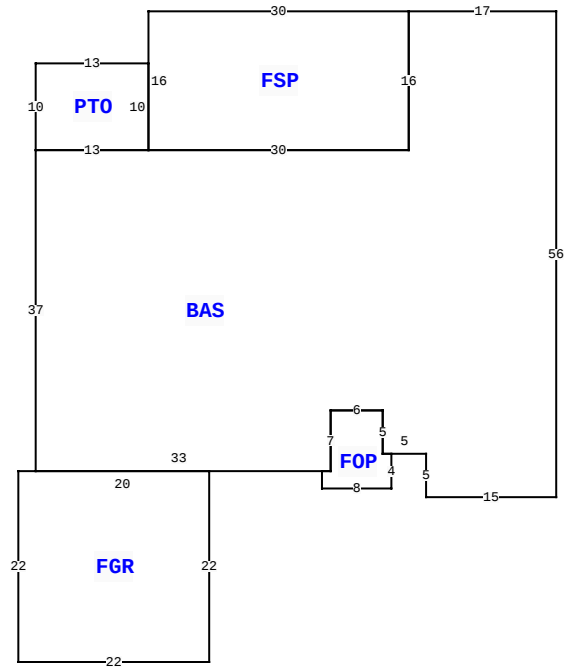
LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2024

Heated Area: 2485

HX Base Yr 2024



BLD DATE 11/10/1998 DC LGL DATE 04/21/2023 MLU

XF DATE

INC DATE

LAND DATE

AG DATE

TOTAL OB/XF 6,190											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE 263,015

TOTAL MARKET OB/XF VALUE 6,190

TOTAL LAND VALUE - MARKET 18,500

TOTAL MARKET VALUE 287,705

SOH/AGL Deduction 0

ASSESSED VALUE 287,705

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 236,983

TOTAL JUST VALUE 287,705

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 280,397

LAND:1:1: 1.12 AC

PERMIT NUM DESCRIPTION AMT ISSUED

000045775 Roof Replacement 17,000 10/25/2022

12609 SFR 325 06/05/1997

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1477/2372 10/03/2022 WD U I 30 275,000

GRANTOR: DOWD HARRIS GLENDON

GRANTEE: COTHRAN AMBER LAURE

1477/2370 2/24/2022 PB U I 18 0

GRANTOR: CLERK OF COURT (DOWD)

GRANTEE: DOWD HARRIS GLENDON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= W30 S16 E30 N16\$ S16 W30 PTO= N10 W13 S10 E13\$ W13 S37 FGR= W2 S22 E22 N22 W20\$ E33 FOP= S2 E8 N4 W1 N5 W6 S7 W1\$ E1 N7 E6S5 E5 S5 E15 N56\$.