

LOT 13 MEADOW VISTA S/D.
ORB 803-1448, 973-387, WD 1021-2

HILDMAN GARY/HILDMAN BRENDA
254 SW FANTASY GLN
LAKE CITY, FL 32024

2025

16-4S-16-03025-113



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	16416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,898	100		1,898	183,985
FGR	526	55		289	28,015
FOP	121	30		36	3,490
UDG	528	55		290	28,111
UEP	287	60		172	16,673
TOTALS	3,360			2,685	260,273

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	2,120.00	UT	2.00
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
3	0070	CARPORT UF	0	100	20	30	1.00	UT	0.00

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,685	123.6466	138.48	371,819	2004	2004	0	0	0 30.00	70.00
1 SINGLE FAM - 100% - 2005 Heated Area: 1898 HX Base Yr 2005											

254 SW FANTASY GLN, LAKE CITY									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					04/21/2023 MLU				

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		260,273	
TOTAL MARKET OB/XF VALUE		10,140	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		288,913	
SOH/AGL Deduction		82,984	
ASSESSED VALUE		205,929	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		155,207	
TOTAL JUST VALUE		288,913	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,885	

LAND:1:1: 1.04 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049165	Roof Replacement	24,000	02/07/2024
22484	GARAGE	90	11/09/2004
21574	SFR	640	03/02/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1021/2634	7/26/2004	WD	Q	I	
GRANTOR: CRAWFORD					
GRANTEE: GARY & BRENDA HILDM					
0973/0387	1/27/2003	WD	Q	V	03
GRANTOR: RICHMOND ASSETS INC					
GRANTEE: WILLIAM STANLEY & M					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W15 UEP= N10 W32 S10 E18 R3 U3 E8 D3 R3 \$ L3 U3 W8 D3 L3 W30 S35 E3 S1 E7 N1 E3 N9 E7 FOP= S11 E11 N4 W2 N9 W7 S2 W2\$ E2 N2 E7 S9 E11 FGR= S19 E7 S2 E10 N2 E6 N22 W23 S3\$ N3 E23 N17 W4 N13\$ PTR= N30 UDG= N24 W22 S24 E22\$ S30\$.									