

LOT 14 MEADOW VISTA S/D.
803-1448, 932-1845, WD 1018-2502

SAPP ASHLEY MELISSA
228 SW FANTASY GLN
LAKE CITY, FL 32024

2026

16-4S-16-03025-114



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 50
Interior Floo	13	LAM/VNLPLK 30
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	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06

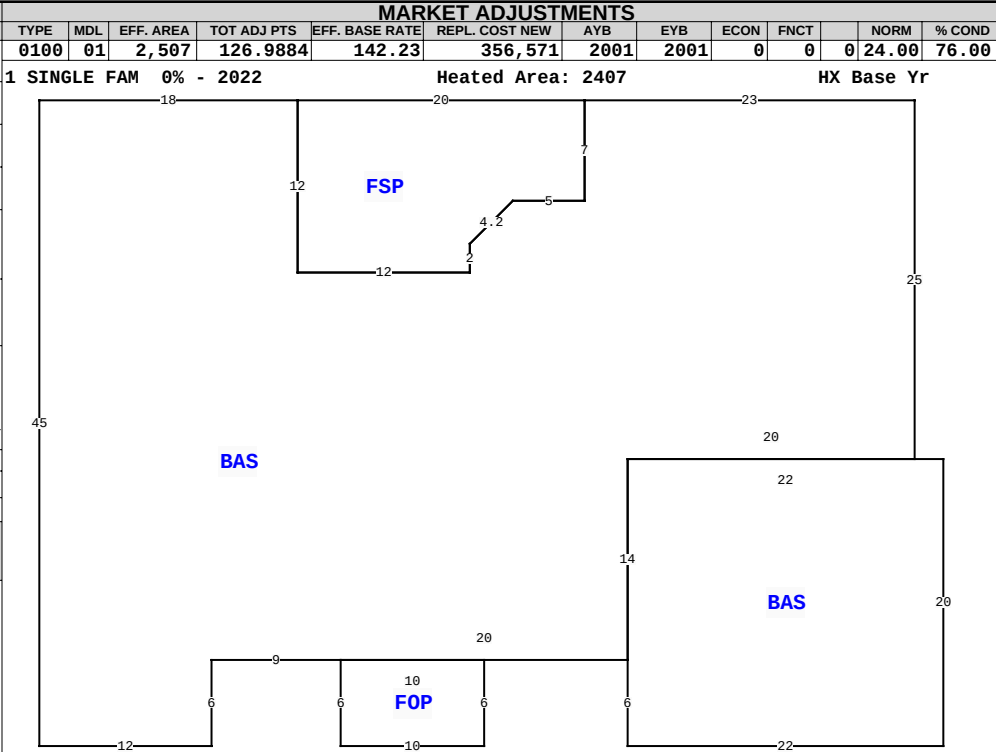
NEIGHBORHOOD/LOC	16416.030	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	47,562
BAS	1,967	100		1,967	212,622
FOP	60	30		18	1,946
FSP	205	40		82	8,864

TOTALS	2,672			2,507	270,994
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	2,029.00	UT	2.50
2	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00
4	0282	POOL ENCL	0	0	28	36	1,008.00	UT	15.00
5	0166	CONC, PAVMT	0	0	20	21	420.00	UT	3.00
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
7	0169	FENCE/WOOD	0	0	0	0	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	0		00	0.00	0.00	1.00



228 SW FANTASY GLN, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,507	126.9884	142.23	356,571	2001	2001	0	0	0 24.00	76.00

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	270,994
TOTAL MARKET OB/XF VALUE	31,117
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	320,611
SOH/AGL Deduction	0
ASSESSED VALUE	320,611
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,611
TOTAL JUST VALUE	320,611
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047370	Roof Replacement	20,651	06/02/2023
24053	POOL ENCL	95	01/19/2006
18621	POOL	85	08/16/2001
17689	SFR	351	11/29/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1433/2417	3/30/2021	WD Q	Q	I	01
GRANTOR: DOBAK RICHARD					
GRANTEE: SAPP ASHLEY MELISSA					
1357/0669	4/05/2018	WD Q	Q	I	01
GRANTOR: CHARLES & MAXINE LORA					
GRANTEE: RICHARD DOBAK					

BUILDING NOTES

BUILDING DIMENSIONS									
BAS= W23 FSP= W20 S12 E12 N2 U3 R3 E5 N7\$ S7 W5 L3 D3 S2 W12 N12 W18 S45 E12 N6 E9 FOP= S6 E10 N6 W10\$ E20 BAS= S6 E22 N20 W22 S14 \$ N14 E20 N25\$.									