LOT 8 MEADOW VIEW UNIT 1.
WD 1264-1568, AG 1271-1158, WD 1

BUSHELL JAMES D
12269 SW 64TH LN
OCALA, FL 34481

2026

18-5S-16-03642-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18516.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

629 SW MEADOW VIEW CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,080
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	65,080
SOH/AGL Deduction	0
ASSESSED VALUE	65,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,080
TOTAL JUST VALUE	65,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/2289	7/11/2024	WD	Q	I	01	80,000
GRANTOR: AL SHAIBANI ALI NAZAL						
GRANTEE: BUSHELL JAMES D						
1481/1009	12/16/2022	WD	Q	V	01	72,000
GRANTOR: PRESCOTT SIERRA LYNN						
GRANTEE: AL SHAIBANI ALI NAZ						

BUILDING NOTES

BUILDING DIMENSIONS

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	0030	BARN,MT	0	0	48	30	1,440.00	UT	7.00	7.00	100	2023	2022		100	10,080	

LAND DESCRIPTION

TOTAL OB/XF 10,080

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	0000	C	VAC RES	0		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/23/2024 BY ME Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS