LOT 15 VILLAGE ON THE GREEN S/D.
627-578, LE 1243-1334, DC 1414-7

SOWARDS ALETA
6514 MEADWOBROOK LN
NEW PORT RITCHEY, FL 34653

2026

26-3S-16-02307-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

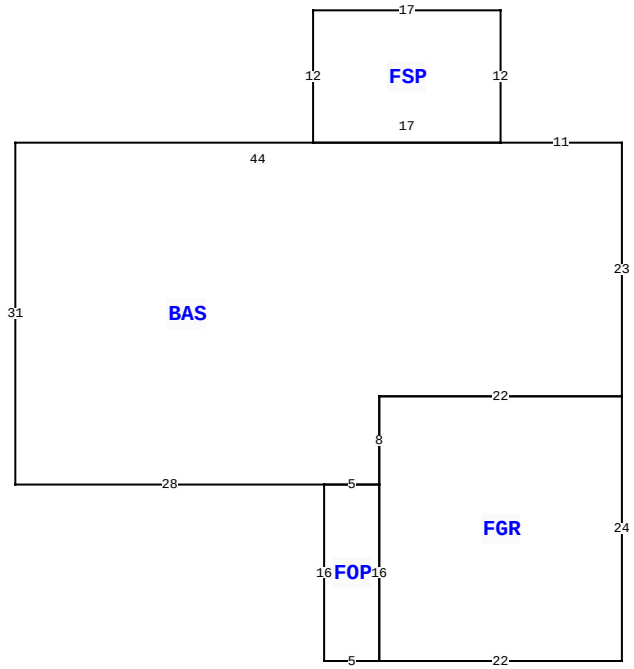
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 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	26316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,529	100		1,529	178,257
FGR	528	55		290	33,809
FOP	80	30		24	2,798
FSP	204	40		82	9,560
TOTALS	2,341			1,925	224,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,925	125.2350	140.26	270,000	1987	2010	0	0	0	16.88	83.12

1 SINGLE FAM 0% - 2025 Heated Area: 1529 HX Base Yr



1533 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	224,424
TOTAL MARKET OB/XF VALUE	1,890
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	247,314
SOH/AGL Deduction	0
ASSESSED VALUE	247,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,314
TOTAL JUST VALUE	247,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047968	Roof Replacement	13,330	08/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1526/1439	10/28/2024	WD	U	I	30	300,000
GRANTOR: SCOTT DELPHA						
GRANTEE: SOWARDS ALETA						
1487/1294	2/17/2023	LE	U	I	14	100
GRANTOR: SCOTT DELPHA AKA DELP						
GRANTEE: SOWARDS MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N12 W17 S12 E17$ W44 S31 E28 FOP= S16 E5 N16 W5$E5 FGR= S16 E22 N24 W22 S8$ N8 E22 N23$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,390	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,890

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	0		RSF-	2120.00	195.00	1.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	21,000							

REVIEW DATE 11/15/2024 BY TP Total Acres: 0.54 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 11/20/2025 BY SYS