LOT 5 OAK MEADOW PLANTATION UNIT
816-2412, 946-2187, LE 1364-401,

WIMSATT JUDY KAY/WIMSATT THOMAS MARK
301 NW CUTLER GLN
LAKE CITY, FL 32055

2026

34-3S-16-02462-205

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

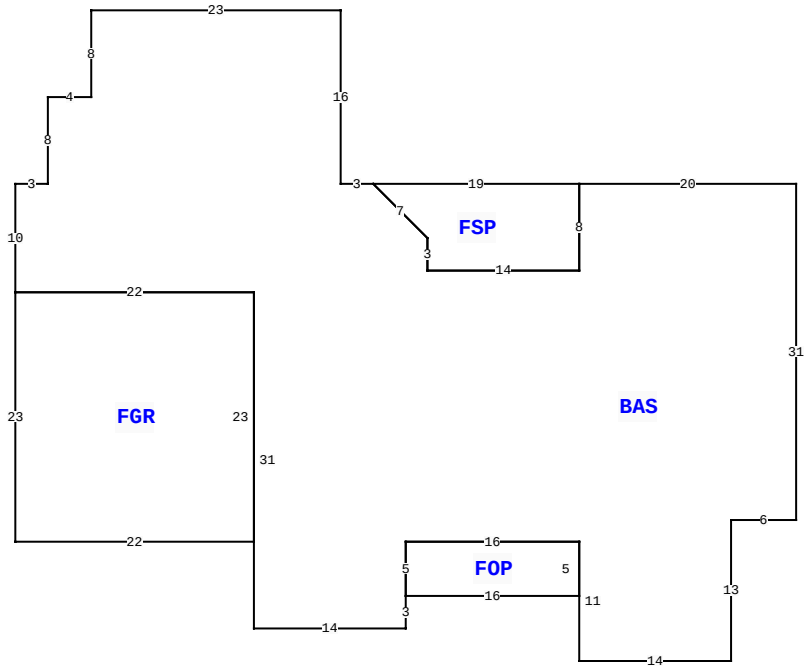
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	248,041
FGR	506	55		278	28,732
FOP	80	30		24	2,481
FSP	125	40		50	5,168
TOTALS	3,111			2,752	284,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,752	120.7500	135.24	372,180	2002	2002	0	0	0	23.58	76.42

1 SINGLE FAM 100% - 2025 Heated Area: 2400 HX Base Yr 2025



301 NW CUTLER GLN, 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: 1	Tax Dist:	
BUILDING MARKET VALUE		284,420
TOTAL MARKET OB/XF VALUE		21,480
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		340,900
SOH/AGL Deduction		162,623
ASSESSED VALUE		178,277
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,555
TOTAL JUST VALUE		340,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047142	Roof Replacement	18,130	05/04/2023
2460	POOL	50	08/27/2002
2460	POOL	50	08/27/2002
2341	SFR	560	04/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/2631	4/08/2023	WD	Q	I	01	350,000
GRANTOR: BRADBOURNE TREVOR						
GRANTEE: WIMSATT JUDY KAY						
1364/0401	7/05/2018	LE	U	I	14	100
GRANTOR: TREVOR & NORMA P BRAD						
GRANTEE: PHILIP M BRADBOURNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= W19 D5 R5 S3 E14 N8$ S8 W14 N3 L5 U5 W3 N16 W23 S8 W4 S8 W3 S10 FGR= S23 E22 N23 W22$ E22 S31 E14 N3 FOP= E16 N5 W16 S5$ N5 E16 S11 E14 N13 E6 N31$.

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	100	0	0	1,638.00	UT	2.00	2.00	100	2002	2002	3	100	3,276	
2	0280	POOL R/CON	0	100	12	32	384.00	UT	70.00	70.00	100	2002	2002	3	40	10,752	
3	0282	POOL ENCL	0	100	26	42	1,092.00	UT	15.00	15.00	100	2002	2002	3	40	6,552	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 21,480

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	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/06/2023 BY ME Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/20/2025 BY SYS