LOTS 1 & 2 MEADOW WOOD S/D.
WD 1349-2158, WD 1354-2007, QC 1

TOWNSEND DAVID D/TOWNSEND ANNETTE M
391 SW MEADOW WOOD GLN
LAKE CITY, FL 32024

2026

35-3S-15-00276-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

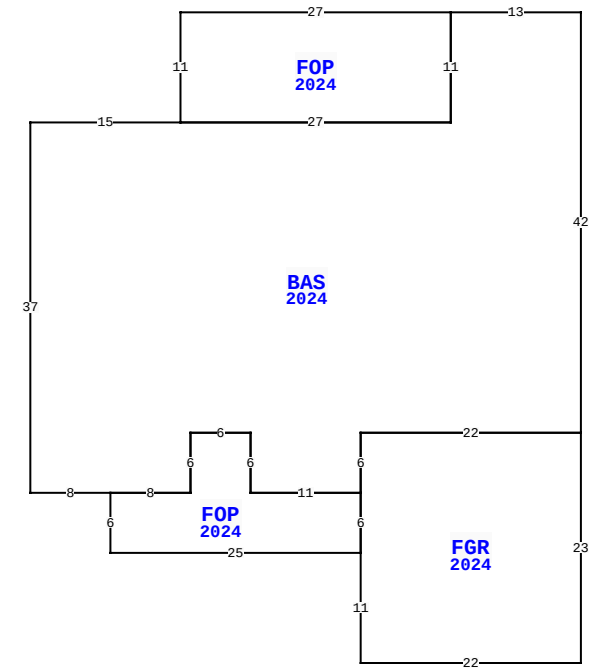
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	2024	2,010	253,355
FGR	506	55	2024	278	35,041
FOP	186	30	2024	56	7,059
FOP	297	30	2024	89	11,218
TOTALS	2,999			2,433	306,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,433	114.8400	128.62	312,932	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2010 HX Base Yr 2024



391 SW MEADOW WOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		306,673
TOTAL MARKET OB/XF VALUE		34,300
TOTAL LAND VALUE - MARKET		96,516
TOTAL MARKET VALUE		395,327
SOH/AGL Deduction		42,441
ASSESSED VALUE		352,886
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		302,164
TOTAL JUST VALUE		437,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043638	New Residential C	336,000	02/02/2022
000043366	Storage Building	28,919	12/13/2021
000043297	Storage Building	10,004	12/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1438	11/12/2021	WD	Q	V	05	110,000
GRANTOR: MEADOWS LLC						
GRANTEE: TOWNSEND DAVID D						
1407/1174	2/26/2020	QC	U	V	11	100
GRANTOR: ONELVY HERNANDEZ						
GRANTEE: MEADOWS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S37 E8 E8 N6 E6 S6 E11 N6 E22 N42 W13 S11 W27 W15 $
FOP=[YR=2024;ORIG=75,-1] S11 E27 N11 W27 $
FOP=[YR=2024;ORIG=68,47] S6 E25 N6 W11 N6 W6 S6 W8 $
FGR=[YR=2024;ORIG=93,41] S6 S6 S11 E22 N23 W22 $
.

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	100	0	0	1.00	UT	7,500.00	7,500.00	100	2023	2022		100	7,500	
2	0030	BARN,MT	0	100	12	50	1.00	UT	9,000.00	9,000.00	100	2023	2022		100	9,000	
3	0040	BARN,POLE	0	100	18	50	1.00	UT	6,300.00	6,300.00	100	2023	2022		100	6,300	
4	0040	BARN,POLE	0	100	12	50	1.00	UT	4,200.00	4,200.00	100	2023	2022		100	4,200	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 34,300

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		A-3	0.00	0.00	3.26	AC		1.00	1.00	1.00	8,400.00	8,400.00	27,384							
2	5500	A	TIMBER 2	0					5.30	AC		1.00	1.00	1.00	445.00	445.00	2,358							
3	0000	C	VAC RES	100		A-3	0.00	0.00	2.93	AC		1.00	1.00	1.00	8,400.00	8,400.00	24,612							
4	9910	M	MKT.VAL.AG	0					5.30	AC		1.00	1.00	1.00	8,400.00	8,400.00	44,520							

REVIEW DATE 12/19/2023 BY TW Total Acres: 11.49 Total Land Value: 54,354 Market: 44,520 Agricultural: 2,358 Common: 51,996 PRINTED 09/30/2025 BY SYS