

LOTS 5 & 6 MEADOW WOOD S/D.
WD 1340-398, WD 1342-862, WD 134

GOMEZ CECILE/TURNER MATTHEW A
561 SW MEADOW WOOD GLN
LAKE CITY, FL 32024

2026

35-3S-15-00276-106



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 35315.00 1.00/

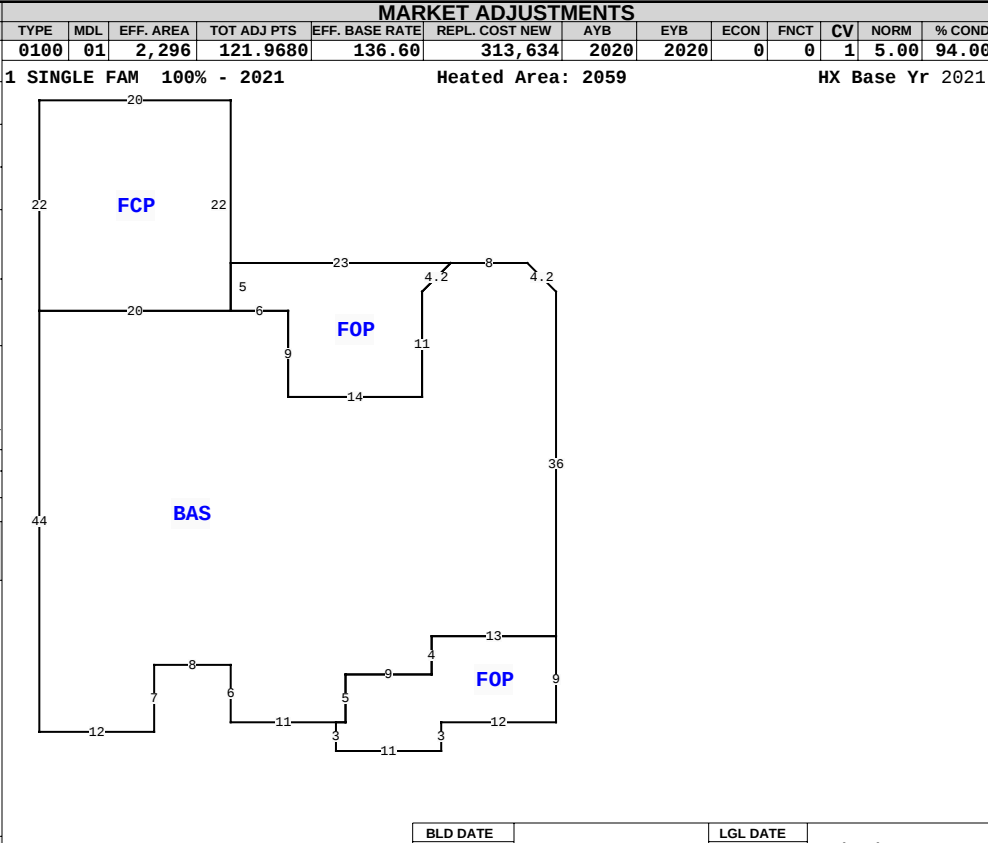
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,059	100		2,059	264,383
FCP	440	25		110	14,124
FOP	195	30		58	7,448
FOP	231	30		69	8,860
TOTALS	2,925			2,296	294,816

EXTRA FEATURES

L N	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	22	24	528.00	UT	2.25	2.25	100	2020	2020	3	100	1,188	
2	0030	BARN, MT	0 100	30	40	1,200.00	UT	15.00	15.00	100	2024	2023		100	18,000	
3	0252	LEAN-TO W/	0 100	40	8	320.00	UT	5.00	5.00	100	2024	2023		100	1,600	

LAND DESCRIPTION			TOTAL OB/XF 20,788													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	42,000.00	42,000.00
2	0000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	42,000.00	42,000.00

REVIEW DATE 07/20/2023 BY JB



BLD DATE
XF DATE
INC DATE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/07/2022	MLU
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TOTAL OB/XF 20,788																
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1	0100	C	SFR	100		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	42,000.00	42,000.00
2	0000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	42,000.00	42,000.00

Total Acres: 10.02 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		294,816
TOTAL MARKET OB/XF VALUE		20,788
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		399,604
SOH/AGL Deduction		45,419
ASSESSED VALUE		354,185
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		303,463
TOTAL JUST VALUE		399,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39643	SFR	0	04/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1770	8/30/2021	WD	U	V	30	95,500

GRANTOR: TURNER CLEVELAND JR

GRANTEE: TURNER CECILE

1408/2397 3/26/2020 WD U V 11 100

GRANTOR: CECILE GOMEZ

GRANTEE: CECILE GOMEZ & MATT

BUILDING NOTES

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BUILDING DIMENSIONS

BAS= W8 L3 D3 FOP= U3 R3 W23 S5 E6 S9 E14 N11\$ S11 W14 N9
W6 FCP= N22 W20 S22 E20 \$ W20 S44 E12 N7 E8 S6 E11 FOP= S3
E11 N3 E12 N9 W13 S4 W9 S5 W1\$ E1 N5 E9 N4 E13 N36 U3 L3 \$.

PRINTED 11/19/2025 BY SYS