

LOTS 8 & 9 MEADOW WOOD S/D.
WD 1347-1305, WD 1347-1311, WD 1

MATUKAITIS CHARLES J/MATUKAITIS BETH A
486 SW MEADOW WOOD GLN
LAKE CITY, FL 32024

2026

35-3S-15-00276-109



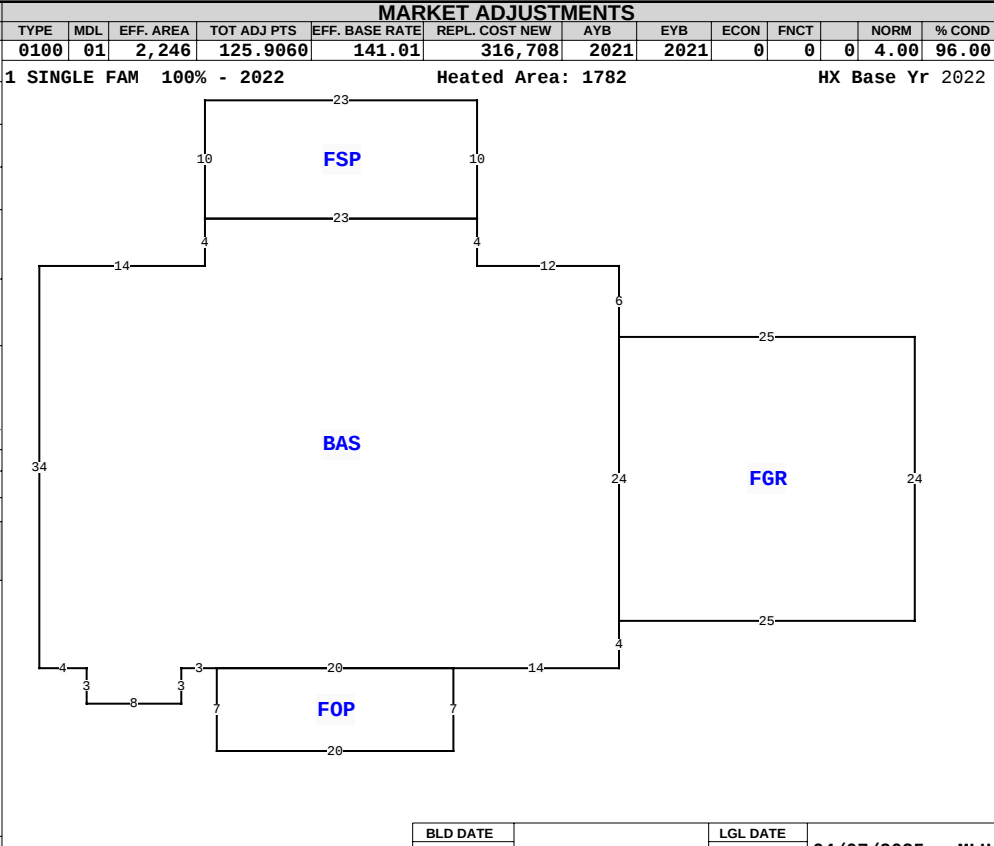
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
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	1,782	100		1,782	241,229
FGR	600	55		330	44,672
FOP	140	30		42	5,685
FSP	230	40		92	12,454
TOTALS	2,752			2,246	304,040

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0280	POOL R/CON	0 100	26	10	260.00	UT	70.00	70.00	100	2023
2	0282	POOL ENCL	0 100	35	21	735.00	UT	15.00	15.00	100	2023
3	0166	CONC, PAVMT	0 100	0	0	475.00	UT	3.00	3.00	100	2023
4	0166	CONC, PAVMT	0 100	0	0	400.00	UT	3.00	3.00	100	2024
5	0030	BARN, MT	0 100	36	46	1.00	UT	24,840.00	24,840.00	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-3	0.00	0.00	3.00	AC	1.00
2	6200	A	PASTURE 3	0		A-3	0.00	0.00	7.02	AC	1.00
3	9910	M	MKT. VAL. AG	0					7.02	AC	1.00



486 SW MEADOW WOOD GLN, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/07/2025 MLU											
04/18/2023 SPF											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		304,040	
TOTAL MARKET OB/XF VALUE		53,575	
TOTAL LAND VALUE - MARKET		67,635	
TOTAL MARKET VALUE		379,831	
SOH/AGL Deduction		39,691	
ASSESSED VALUE		340,140	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		289,418	
TOTAL JUST VALUE		425,250	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		429,332	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044823	Screen Enclosure	21,183	06/28/2022
000044489	Swimming Pool and	88,107	05/19/2022
000041626	New Residential C	279,000	03/30/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1475/838	9/09/2022	WD	Q	V	01	90,000	
GRANTOR: MALDONADO ANGEL D ROS							
GRANTEE: MATUKAITIS CHARLES							
1423/1219	11/03/2020	WD	Q	V	01	55,000	
GRANTOR: MIGUEL ANGEL HERRERA							
GRANTEE: CHARLES J & BETH A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=80,10] W12 N4 W23 S4 W14 S34 E4 S3 E8 N3 E3 E20 E14											
N4 N24 N6 \$											
FSP=[ORIG=45,-4] E23 S10 W23 N10 \$											
FOP=[ORIG=46,44] E20 S7 W20 N7 \$											
FGR=[ORIG=80,16] E25 S24 W25 N24 \$											