LOTS 10 & 11 MEADOW WOOD S/D.
WD 1133-1547, WD 1347-1305, WD 1

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

2026

35-3S-15-00276-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

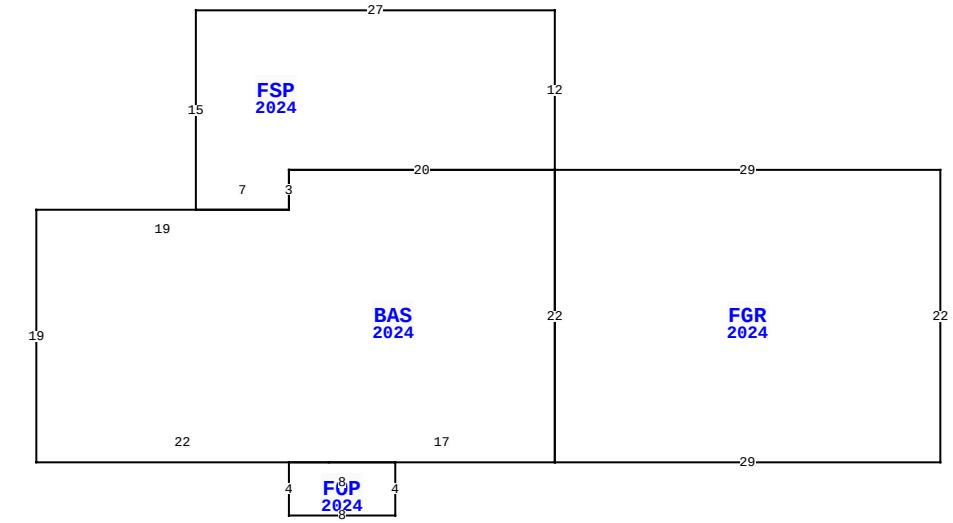
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	801	100	2024	801	101,985
FGR	638	55	2024	351	44,690
FOP	32	30	2024	10	1,273
FSP	345	40	2024	138	17,570
TOTALS	1,816			1,300	165,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,300	116.0000	129.92	168,896	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2024 Heated Area: 801 HX Base Yr



472 SW MEADOW WOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	04/18/2023 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	165,518
TOTAL MARKET OB/XF VALUE	7,040
TOTAL LAND VALUE - MARKET	91,332
TOTAL MARKET VALUE	231,931
SOH/AGL Deduction	0
ASSESSED VALUE	231,931
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,931
TOTAL JUST VALUE	263,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047053	New Residential C	109,000	04/24/2023
38067	STORAGE	170	05/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/1929	11/05/2025	WD	Q	I	01	112,500
GRANTOR: CALHOUN JAMES R						
GRANTEE: MATUKAITIS CHARLES						
1341/2004	6/12/2017	WD	Q	V	01	45,000
GRANTOR: MEADOWS LLC						
GRANTEE: ANGEL D ROSADO MALD						

BUILDING NOTES

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	0294	SHED WOOD/	0	0	11	32	352.00	UT	20.00	20.00	100	2019	2019	3	100	7,040	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,-1] W20 S3 W19 S19 E22 E17 N22 $
FSP=[YR=2024;ORIG=50,-13] W27 S15 E7 N3 E20 N12 $
FOP=[YR=2024;ORIG=30,21] E8 S4 W8 N4 $
FGR=[YR=2024;ORIG=50,-1] E29 S22 W29 N22 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,040

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	6200	A	PASTURE 3	0					4.01	AC		1.00	1.00	1.00	280.00	280.00	1,123							
2	0700	C	MISC RES	0		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							
3	9910	M	MKT.VAL.AG	0					4.01	AC		1.00	1.00	0.75	11,000.00	8,250.00	33,082							
4	0100	C	SFR	0					1.00	AC		1.00	1.00	0.75	11,000.00	8,250.00	8,250							

REVIEW DATE 02/13/2024 BY jerry Total Acres: 10.02 Total Land Value: 59,373 Market: 33,082 Agricultural: 1,123 Common: 58,250 PRINTED 11/19/2025 BY SYS