LOT 53 MEADOWLANDS S/D PHASE 4

AG 1053-1842, WD 1130-1003-1005,

GAUTHIER STEVEN WILLIAM SR
1269 SW HIGH FIELD TER
LAKE CITY, FL 32024

2026

36-5S-16-03761-153

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

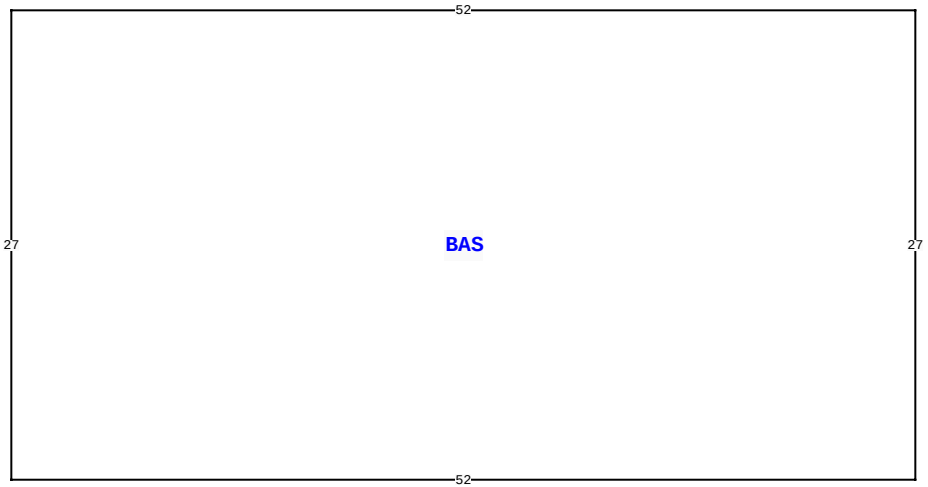
NEIGHBORHOOD/LOC 1616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	107,940
TOTALS	1,404			1,404	107,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,404	114.2000	113.06	158,736	2011	2011	0	0	0	32.00	68.00

2 MANUF 2 100% - 2023 Heated Area: 1404 HX Base Yr 2023



1269 SW HIGH FIELD TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		107,940
TOTAL MARKET OB/XF VALUE		21,640
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		184,580
SOH/AGL Deduction		5,484
ASSESSED VALUE		179,096
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,374
TOTAL JUST VALUE		184,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29169	M H	560	02/08/2011
26247	M H	322	09/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/1397	3/21/2022	WD	Q	I	01	225,000
GRANTOR: PHELPS ROY P III						
GRANTEE: GAUTHIER STEVEN WIL						
1413/0332	6/04/2020	WD	Q	I	01	155,000
GRANTOR: TOMMY L & LOIS K GONY						
GRANTEE: ROY P III & NIKKI P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	20	240.00	UT	9.00	9.00	100	2011	2011	3	100	2,160	
5	0031	BARN,MT AE	0	100	20	30	600.00	UT	15.00	15.00	100	2014	2014	3	100	9,000	

LAND DESCRIPTION

TOTAL OB/XF 21,640

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/14/2015 BY TW Total Acres: 5.16 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 09/29/2025 BY SYS