LOT 1 SOUTHWOOD MEADOWS S/D.

757-424, 763-656, WD 1099-207, C

DURBIN JUNE ROSE
1530 SAND DOLLAR CR
NEPTUNE BEACH, FL 32266

2027

01-5S-16-03405-101

BUILDING CHARACTERISTICS

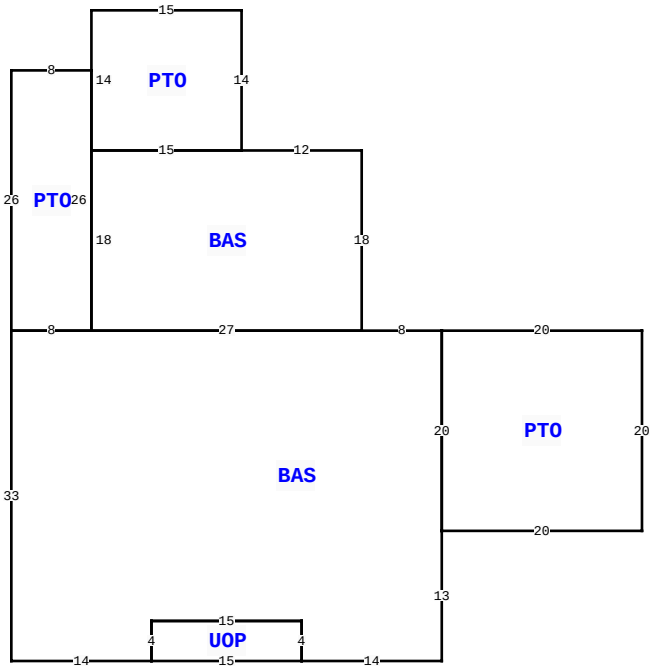
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	486	100		486	39,921
BAS	1,359	100		1,359	111,631
PTO	208	5		10	821
PTO	210	5		10	821
PTO	400	5		20	1,643
UOP	60	20		12	986
TOTALS	2,723			1,897	155,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,897	111.4530	122.60	232,572	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 0% - 2024 Heated Area: 1845 HX Base Yr



175 SW MEADOW TER, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	10	12	120.00	UT	7.50	7.50	100	1994	1994	3	100	900	
2	0166	CONC,PAVMT	0	0	0	0	180.00	UT	3.00	3.00	100	0	0	3	100	540	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	155,823
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	190,763
SOH/AGL Deduction	0
ASSESSED VALUE	190,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,763
TOTAL JUST VALUE	190,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30982	MAINT/ALTR	25	04/26/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1699	4/19/2023	WD	U	I	11	0
GRANTOR: DURBIN DAVID						
GRANTEE: DURBIN JUNE ROSE						
1278/2170	7/31/2014	WD	U	I	18	120,600
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: DAVID DURBIN (MARRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 BAS= N18 W12 PTO= N14 W15 S14 E15$ W15 S18 E27$ W27 PTO= N26 W8 S26 E8$ W8 S33 E14 UOP= E15 N4 W15 S4$ N4 E15 S4 E14 N13 PTO= E20 N20 W20 S20$ N20$.

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000							

REVIEW DATE 01/13/2026 BY AJ Total Acres: 1.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS