LOT 5 SOUTHWOOD MEADOWS S/D.
757-424, WD 1088-2046, WD 1219-8

MACFARLANE BRANDON NICHOLAS/UGALDE JAQUELINE DIAZ
367 SW MEADOW TER
LAKE CITY, FL 32024

2027

01-5S-16-03405-105

BUILDING CHARACTERISTICS

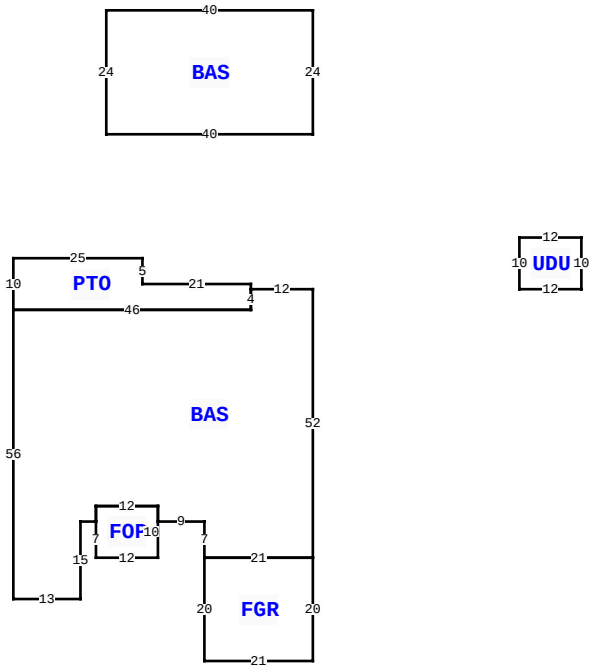
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	960	100		960	72,840
BAS	2,732	100		2,732	207,289
FGR	420	55		231	17,527
FOP	120	30		36	2,731
PTO	355	5		18	1,366
UDU	120	55		66	5,008
TOTALS	4,707			4,043	306,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,043	106.1180	116.73	471,939	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 3692 HX Base Yr 2024



367 SW MEADOW TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	3,990.00	UT	1.40	1.40	100	0	0	3	100	5,586	
3	0296	SHED METAL	0	100	20	20	400.00	UT	9.00	9.00	100	2014	2014	3	100	3,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	306,760
TOTAL MARKET OB/XF VALUE	11,186
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	349,946
SOH/AGL Deduction	17,420
ASSESSED VALUE	332,526
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	281,115
TOTAL JUST VALUE	349,946
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054404	Remodel	20,000	11/05/2025
000046974	Electrical Servic	0	04/14/2023
6086	SFR	70,000	06/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/2049	7/20/2022	QC	U	I	11	100
GRANTOR: MACFARLANE BRANDON NI						
GRANTEE: MACFARLANE BRANDON						
1470/848	6/30/2022	WD	U	I	30	225,000
GRANTOR: THE PRINCIPAL LLC						
GRANTEE: MACFARLANE BRANDON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S4 W46 S56 E13 N15 E3 N3 E12 S3 E9 S7 E21 N52 $
BAS=[ORIG=0,-30] N24 W40 S24 E40 $
FGR=[ORIG=-21,52] S20 E21 N20 W21 $
PTO=[ORIG=-12,0] N1 W21 N5 W25 S10 E46 N4 $
FOP=[ORIG=-42,45] S7 E12 N10 W12 S3 $
UDU=[ORIG=40,0] E12 N10 W12 S10 $
PTR=[ORIG=0,0] N30 S30 $
PTR=[ORIG=0,0] E40 W40 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,186

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	100		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: 1.17 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/16/2026 BY SYS