LOT 6 SOUTHWOOD MEADOWS S/D.

889-246, WD 1032-1651, WD 1268-1

GEIGER DUSTIN/GEIGER KELLY JABBOUR
399 SW MEADOW TER
LAKE CITY, FL 32024

**2027**

**01-5S-16-03405-106**

## BUILDING CHARACTERISTICS

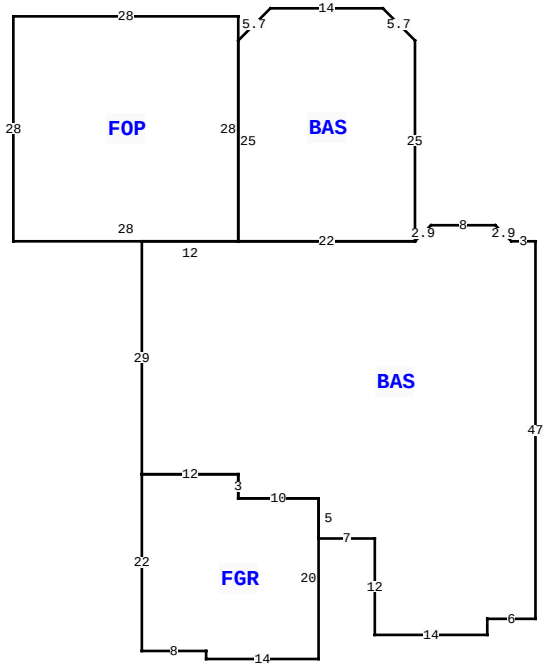
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 02 | 02 100 |
| Quality | 06 | 06 |
| 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 | 622 | 100 | | 622 | 59,672 |
| BAS | 1,915 | 100 | | 1,915 | 183,716 |
| FGR | 468 | 55 | | 257 | 24,655 |
| FOP | 784 | 30 | | 235 | 22,545 |
| TOTALS | 3,789 | | | 3,029 | 290,587 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,029 | 124.5880 | 137.05 | 415,124 | 2005 | 2005 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 2537 HX Base Yr 2018




399 SW MEADOW TER, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 290,587 |
| TOTAL MARKET OB/XF VALUE | 14,178 |
| TOTAL LAND VALUE - MARKET | 32,000 |
| TOTAL MARKET VALUE | 336,765 |
| SOH/AGL Deduction | 65,469 |
| ASSESSED VALUE | 271,296 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 219,885 |
| TOTAL JUST VALUE | 336,765 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 342,045 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046272 | Roof Replacement | 24,300 | 01/17/2023 |
| 000046125 | Electrical Servic | 0 | 12/16/2022 |
| 000044957 | Solar Power Syste | 72,000 | 07/13/2022 |
| 22681 | SFR | 548 | 01/10/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1336/2423 | 5/12/2017 | WD | Q | I | 01 | 260,000 |
| GRANTOR: AMBER LOFSTROM & BEN | | | | | | |
| GRANTEE: DUSTIN GEIGER & KEL | | | | | | |
| 1290/1967 | 2/13/2015 | WD | U | I | 12 | 212,857 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: AMBER LEE LOFSTROM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W3 L2 U2 W8 D2 L2 BAS= N25 U4 L4 W14 L4 D4 S25 E22$ W22 FOP= N28 W28 S28 E28$ W12 S29 FGR= S22E8 S1 E14 N20 W10 N3 W12$ E12 S3 E10 S5 E7 S12 E14 N2 E6 N47$.

## 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 | 2005 | 2005 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,690.00 | UT | 2.25 | 2.25 | 100 | 2009 | 2009 | 3 | 100 | 6,053 | |
| 3 | 0258 | PATIO | 0 | 100 | 20 | 25 | 500.00 | UT | 2.25 | 2.25 | 100 | 2009 | 2009 | 3 | 100 | 1,125 | |
| 4 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 500 | |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 4,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,178

| 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