LOT 8 SOUTHWOOD MEADOWS S/D.
804-2425, 881-702, 889-961,

SHAHEEN JONATHAN D/SHAHEEN HEIDI
463 SW MEADOW TER
LAKE CITY, FL 32024-1700

**2027**

**01-5S-16-03405-108**

## BUILDING CHARACTERISTICS

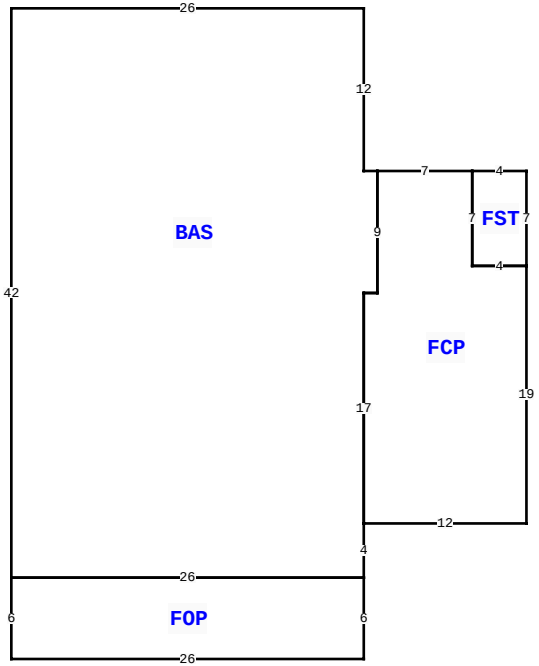
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 1,101 | 100 | | 1,101 | 89,771 |
| FCP | 275 | 25 | | 69 | 5,626 |
| FOP | 156 | 30 | | 47 | 3,832 |
| FST | 28 | 55 | | 15 | 1,223 |
| TOTALS | 1,560 | | | 1,232 | 100,452 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,232 | 114.0360 | 125.44 | 154,542 | 1995 | 1995 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2000 Heated Area: 1101 HX Base Yr 2000




463 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2009 | 2009 | 3 | 100 | 1,200 | |
| 2 | 0210 | GARAGE U | 0 | 100 | 30 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 12,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 100,452 |
| TOTAL MARKET OB/XF VALUE | | 13,200 |
| TOTAL LAND VALUE - MARKET | | 32,000 |
| TOTAL MARKET VALUE | | 145,652 |
| SOH/AGL Deduction | | 40,799 |
| ASSESSED VALUE | | 104,853 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 53,442 |
| TOTAL JUST VALUE | | 145,652 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 147,478 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 9700 | SFR | 195 | 05/10/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0889/0961 | 8/25/1999 | WD | U | I | | 72,900 |
| GRANTOR: BANK OF AMERICA FKA B | | | | | | |
| GRANTEE: SHAHEEN | | | | | | |
| 0881/0702 | 5/11/1999 | WD | U | I | | 61,200 |
| GRANTOR: CLERK OF COURT (FORE | | | | | | |
| GRANTEE: BARNETT BANK N A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 S42 FOP= S6 E26 N6 W26$ E26 N4 FCP= E12 N19 FST= N7 W4 S7 E4$ W4 N7 W7 S9W1 S17$ N17 E1 N9 W1 N12$.

## LAND DESCRIPTION

TOTAL OB/XF 13,200

| 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