

LOT 9 SOUTHWOOD MEADOWS S/D.
810-1914, 952-2530, 1009-379, CT

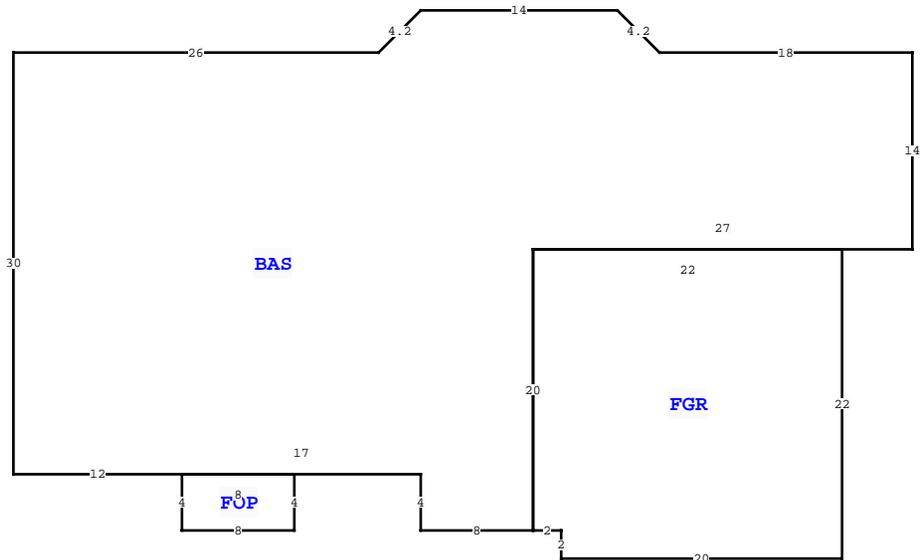
WILLIAMS BRANDON
495 SW MEADOW TER
LAKE CITY, FL 32024

2026

01-5S-16-03405-109

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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
BAS	1,571	100	
FGR	480	55	
FOP	32	30	
TOTALS	2,083		
		1,845	172,071

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,845	122.7450	139.93	258,171	2002	2002	0	0	0	33.35	66.65		
1 SINGLE FAM 0% - 0 Heated Area: 1571 HX Base Yr														



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			172,071
TOTAL MARKET OB/XF VALUE			29,401
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			233,472
SOH/AGL Deduction			0
ASSESSED VALUE			233,472
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			233,472
TOTAL JUST VALUE			233,472
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36878	STORAGE	210	06/20/2018
19731	SFR	285	07/11/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/0012	1/13/2016	WD U		I	12	100
GRANTOR: SECREATRY OF HOUSING						
GRANTEE: BRANDON WILLIAMS						
1303/2605	5/20/2015	WD U		I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: SECREATRY OF HOUSING						

EXTRA FEATURES																
L N	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	0169	FENCE/WOOD	0	0	68	8	UT	7.50	7.50	100	2002	2002	3	100	4,080	
2	0166	CONC, PAVMT	0	0	0	0	UT	2.25	2.25	100	2009	2009	3	100	7,736	
3	0258	PATIO	0	0	10	26	UT	2.25	2.25	100	2009	2009	3	100	585	
4	0080	DECKING	0	0	0	0	UT	0.00	0.00	100	2009	2009	3	100	200	
5	0210	GARAGE U	0	0	30	35	UT	16.00	16.00	100	2018	2018	3	100	16,800	

TOTAL OB/XF														29,401										
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

BUILDING NOTES													
495 SW MEADOW TER, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/16/2026 MLU													

BUILDING DIMENSIONS													
BAS= W18 L3 U3 W14 D3 L3 W26 S30 E12 FOP= S4 E8 N4 W8\$ E17 S4 E8 FGR= E2 S2 E20 N22 W22 S20\$ N20 E27 N14\$.													

REVIEW DATE														BY													
01/13/2026														AJ													
Total Acres: 1.17														Total Land Value: 32,000													
Market: 0														Agricultural: 0													
Common: 32,000														PRINTED 05/12/2026 BY SYS													