LOT 10 SOUTHWOOD MEADOWS S/D.
801-2421, WD 1018-851, WD 1100-3

ROEMER THERESA/ROEMER AMY
P O BOX 482
LAKE CITY, FL 32056-0482

2027

01-5S-16-03405-110

BUILDING CHARACTERISTICS

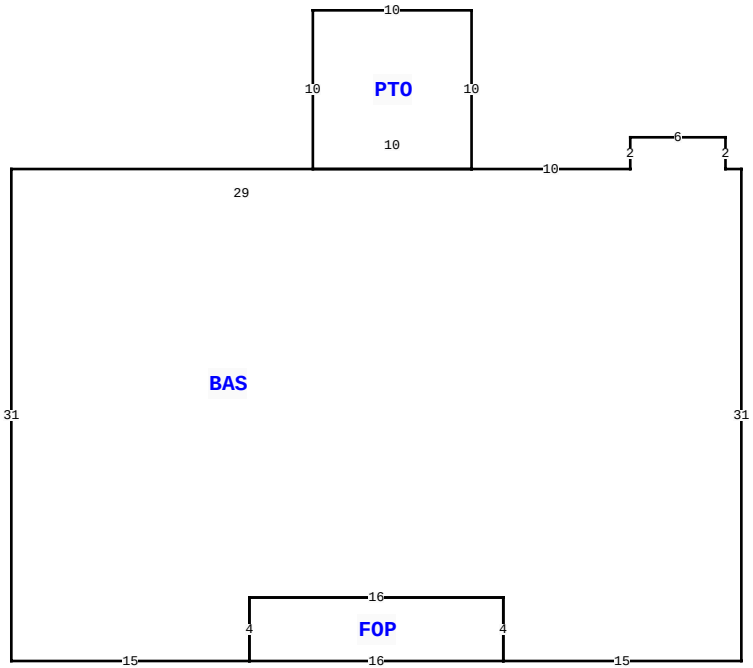
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,374	100		1,374	130,670
FOP	64	30		19	1,807
PTO	100	5		5	476
TOTALS	1,538			1,398	132,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,398	133.0056	146.31	204,541	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1374 HX Base Yr 2007



529 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	0166	CONC,PAVMT	0	100	0	0	288.00	UT	2.50	2.50	100	1995	1995	3	100	720	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	132,952
TOTAL MARKET OB/XF VALUE	770
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	173,722
SOH/AGL Deduction	58,670
ASSESSED VALUE	115,052
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	63,641
TOTAL JUST VALUE	173,722
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042216	Roof Replacement	7,000	06/24/2021
9373	SFR	230	02/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/0307	10/23/2006	WD	Q	I		156,000
GRANTOR: JAMES C & SUSAN E BEA						
GRANTEE: THERESA & AMY ROEME						
1018/0851	6/11/2004	WD	Q	I		98,000
GRANTOR: CHRISTOPHER & KATHLEE						
GRANTEE: JAMES C & SUSAN E B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 N2 W6 S2 W10 PTO= N10 W10 S10 E10$ W29 S31 E15 FOP= E16 N4 W16 S4$ N4 E16 S4E15 N31$.

LAND DESCRIPTION

TOTAL OB/XF 770

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	1.25	32,000.00	40,000.00	40,000							

REVIEW DATE 01/13/2026 BY AJ Total Acres: 1.17 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/16/2026 BY SYS