LOT 12 SOUTHWOOD MEADOWS S/D EX
82 FT AS LIES S OF MEADOW DR DES

BEAMSLEY EVAN/BEAMSLEY STEPHANIE
589 SW MEADOW TER
LAKE CITY, FL 32024

**2027**

**01-5S-16-03405-112**

## BUILDING CHARACTERISTICS

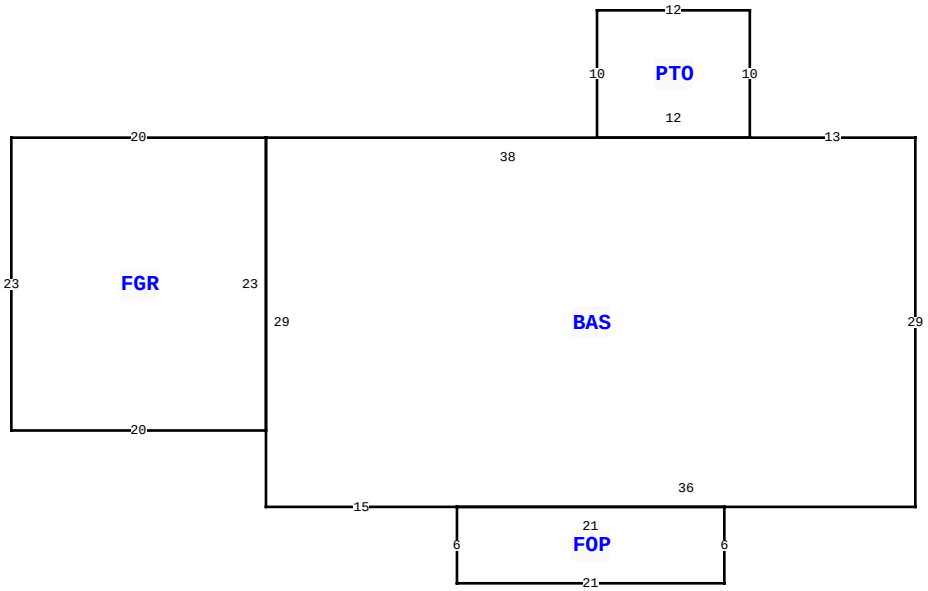
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 10 | ABOVE AVG. 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 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 | 1,479 | 100 | | 1,479 | 130,337 |
| FGR | 460 | 55 | | 253 | 22,296 |
| FOP | 126 | 30 | | 38 | 3,349 |
| PTO | 120 | 5 | | 6 | 529 |
| TOTALS | 2,185 | | | 1,776 | 156,510 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,776 | 119.5698 | 131.53 | 233,597 | 1992 | 1992 | 0 | 0 | 0 | 33.00 | 67.00 |

1 SINGLE FAM 100% - 2011 Heated Area: 1479 HX Base Yr 2011




589 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 | 23 | 20 | 460.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 644 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 156,510 |
| TOTAL MARKET OB/XF VALUE | | 644 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 197,154 |
| SOH/AGL Deduction | | 62,096 |
| ASSESSED VALUE | | 135,058 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 83,647 |
| TOTAL JUST VALUE | | 197,154 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 199,998 |

SALE:1:1: LOT 12 SOUTHWOOD MEADOWS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1091/2180 | 8/03/2006 | WD | Q | I | | 163,000 |
| GRANTOR: GREGORY SWARTZ & BEVE | | | | | | |
| GRANTEE: EVAN & STEPHANIE BE | | | | | | |
| 0760/1131 | 5/22/1992 | WD | Q | I | | 70,000 |
| GRANTOR: PETER GIEBEIG | | | | | | |
| GRANTEE: GREGORY SWARTZ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 PTO= N10 W12 S10 E12$ W38 FGR= S23 W20 N23 E20$ S29 E15 FOP= S6 E21 N6 W21$E36 N29$.

## LAND DESCRIPTION

TOTAL OB/XF 644

| 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: 1.13 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/16/2026 BY SYS