

LOT 13 SOUTHWOOD MEADOWS S/D.  
882-972, 973, 894-1380, WD 1082-

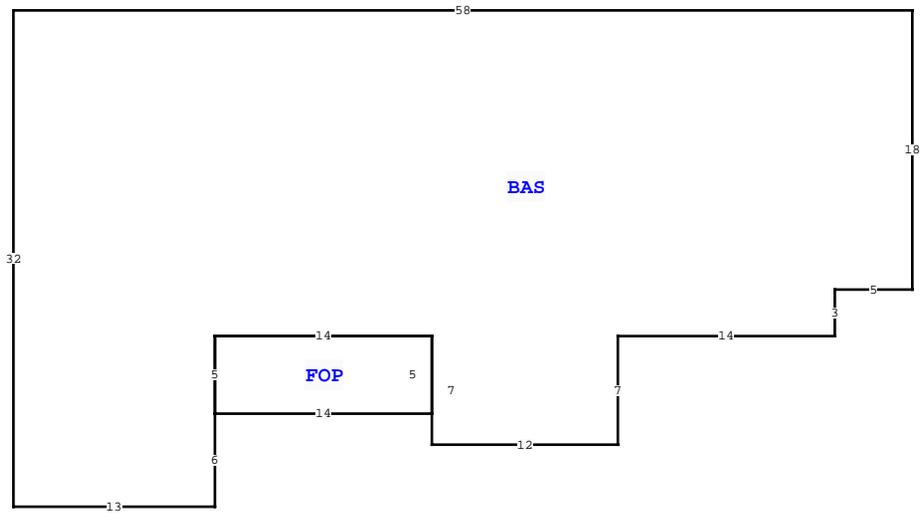
SHAHEEN DAVID/SHAHEEN CHRISTY  
588 SOUTHWEST MEADOW TERR  
LAKE CITY, FL 32024

**2026**

01-5S-16-03405-113

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
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	1,430	100	
FOP	70	30	
TOTALS	1,500		
			1,451
			146,881

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2017	134.97	195,841	2000	2000	0	0	25.00	75.00
				Heated Area: 1430			HX Base Yr 2017				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			146,881
TOTAL MARKET OB/XF VALUE			11,076
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			197,957
SOH/AGL Deduction			65,133
ASSESSED VALUE			132,824
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			81,413
TOTAL JUST VALUE			197,957
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053537	Additions	150,000	07/08/2025
000045007	Roof Replacement	6,000	07/20/2022
16444	SFR	240	12/28/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/1198	7/08/2016	WD	Q	I	01	120,000
GRANTOR: MARK MAGSTADT						
GRANTEE: DAVID & CHRISTY SHA						
1196/0681	6/03/2010	WD	Q	I	01	116,400
GRANTOR: ANDREW A GUINN						
GRANTEE: MARK MAGSTADT						

EXTRA FEATURES		588 SW MEADOW TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	3.00
2	0081	DECKING WI	0.00
3	0296	SHED METAL	0.00
4	0296	SHED METAL	0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W58 S32 E13 N6 FOP= E14 N5 W14 S5\$ N5 E14 S7 E12 N7 E14 N3 E5 N18\$.	

LAND DESCRIPTION		TOTAL OB/XF 11,076																						
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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	32,000.00	40,000.00	40,000							