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

2027

01-5S-16-03405-113

BUILDING CHARACTERISTICS

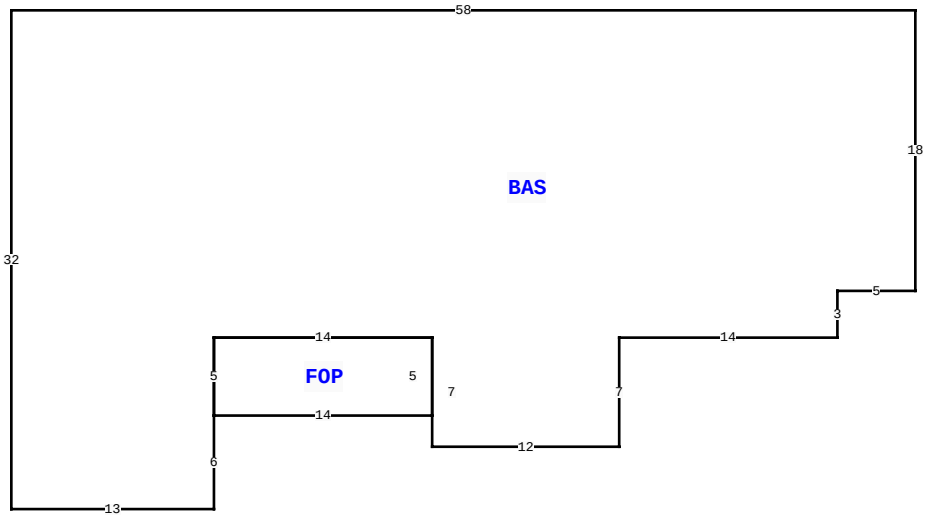
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100		1,430	139,682
FOP	70	30		21	2,051
TOTALS	1,500			1,451	141,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,451	118.3990	130.24	188,978	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2017 Heated Area: 1430 HX Base Yr 2017



588 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	2,992.00	UT	3.00	3.00	100	2006	2006	3	100	8,976	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,734
TOTAL MARKET OB/XF VALUE		11,076
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		192,810
SOH/AGL Deduction		56,001
ASSESSED VALUE		136,809
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,398
TOTAL JUST VALUE		192,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,389

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						

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

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 01/03/2026 BY AJ Total Acres: 1.30 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/16/2026 BY SYS