LOT 19 SOUTHWOOD MEADOWS S/D.
744-1804, 805-979, WD 1425-1268,

GAINES JOHN DANIEL/GAINES AMY RUTH
386 SW MEADOW TER
LAKE CITY, FL 32024

2027

01-5S-16-03405-119

BUILDING CHARACTERISTICS

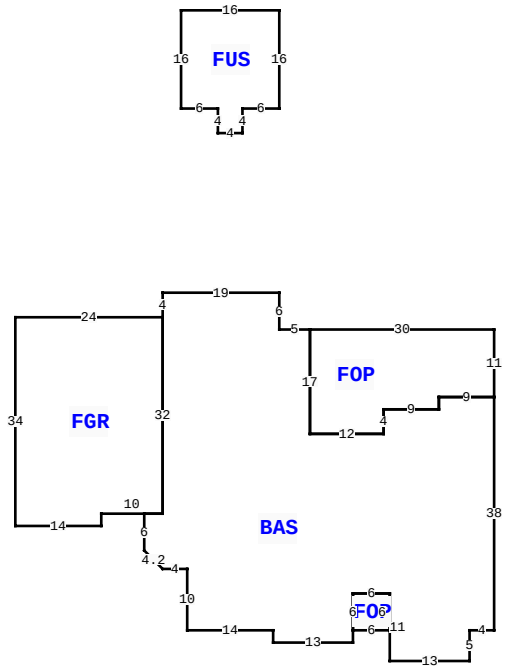
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	02	02 100
Quality	07	07
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	2,378	100		2,378	285,006
FGR	796	55		438	52,495
FOP	36	30		11	1,319
FOP	420	30		126	15,101
FUS	272	100		272	32,600
TOTALS	3,902			3,225	386,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,225	132.8735	146.16	471,366	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2024 Heated Area: 2650 HX Base Yr 2024



386 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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	2,500	
2	0280	POOL R/CON	0	100	20	43	860.00	UT	70.00	70.00	30	2007	2007	3	30	18,060	
3	0166	CONC,PAVMT	0	100	0	0	4,772.00	UT	3.00	3.00	100	2007	2007	3	100	14,316	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,800	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	2026	2025		100	2,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		386,520
TOTAL MARKET OB/XF VALUE		44,076
TOTAL LAND VALUE - MARKET		35,200
TOTAL MARKET VALUE		465,796
SOH/AGL Deduction		0
ASSESSED VALUE		465,796
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		414,385
TOTAL JUST VALUE		465,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049599	Roof Replacement	27,000	04/11/2024
24711	SFR	820	07/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/1268	11/25/2020	WD	Q	I	01	399,000
GRANTOR: NICKELSON CRAIG						
GRANTEE: GAINES JOHN DANIEL						
0884/1672	6/25/1999	WD	U	V		100
GRANTOR: DANIEL & GAIL NICKELS						
GRANTEE: C NICKELSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S4 FGR= W24 S34 E14 N2 E10 N32$ S32 W3 S6 R3 D3 E4 S10 E14 S2 E13 N2 FOP= E6 N6 W6 S6$ N6 E6 S11 E13 N5 E4 N38 FOP= N11 W30 S17 E12 N4 E9 N2 E9$ W9 S2 W9 S4 W12 N17 W5 N6$ PTR= N30 FUS= N16 W16 S16 E6 S4 E4 N4 E6$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 44,076

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	1.10	32,000.00	35,200.00	35,200							

REVIEW DATE 01/13/2026 BY AJ Total Acres: 1.25 Total Land Value: 35,200 Market: 0 Agricultural: 0 Common: 35,200 PRINTED 11/17/2026 BY SYS