LOT 20 SOUTHWOOD MEADOWS S/D.
741-771, 745-94, 922-2384, WD 14

PETERSEN TERRY/PETERSEN DEBRA
350 SW MEADOW TER
LAKE CITY, FL 32024

2027

01-5S-16-03405-120

BUILDING CHARACTERISTICS

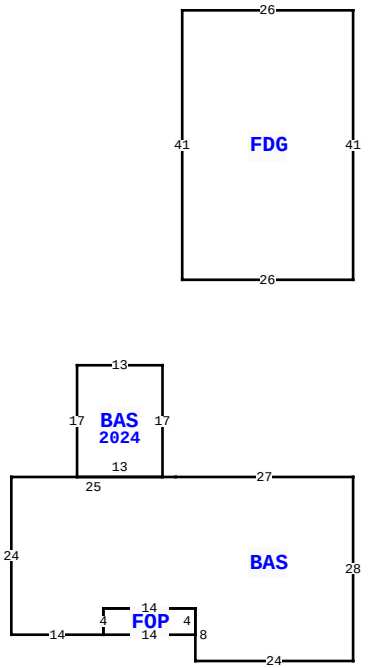
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,288	100		1,288	111,034
BAS	221	100	2024	221	19,052
FDG	1,066	60		640	55,172
FOP	56	30		17	1,465
TOTALS	2,631			2,166	186,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,166	120.2901	132.32	286,605	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 2022 Heated Area: 1509 HX Base Yr 2022



350 SW MEADOW TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	186,723
TOTAL MARKET OB/XF VALUE	4,052
TOTAL LAND VALUE - MARKET	35,200
TOTAL MARKET VALUE	225,975
SOH/AGL Deduction	27,039
ASSESSED VALUE	198,936
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	147,525
TOTAL JUST VALUE	225,975
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045239	Additions	50,000	08/22/2022
16401	GARAGE	50	12/14/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/335	1/20/2021	WD	Q	I	01	193,500
GRANTOR: GUINN ANDREW A & JENN						
GRANTEE: PETERSEN TERRY						
0922/2384	3/19/2001	WD	Q	I		120,000
GRANTOR: SHANE WILLEMS						
GRANTEE: ANDREW & JENNIFER G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 W25 S24 E14 N4 E14 S8 E24 N28 $
FDG=[ORIG=0,-30] N41 W26 S41 E26 $
BAS=[YR=2024;ORIG=-42,-17] E13 S17 W13 N17 $
FOP=[ORIG=-38,24] E14 N4 W14 S4 $
PTR=[ORIG=0,0] N30 S30 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,421.00	UT	1.50	1.50	100	2000	2000	3	100	2,132	
3	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	2000	2000	3	100	720	

LAND DESCRIPTION

TOTAL OB/XF 4,052

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 04/28/2026 BY robin Total Acres: 1.25 Total Land Value: 35,200 Market: 0 Agricultural: 0 Common: 35,200 PRINTED 11/17/2026 BY SYS