

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

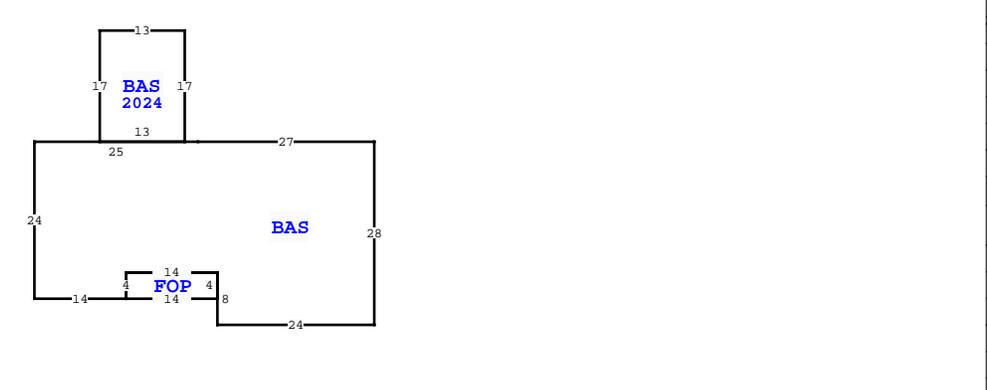
PETERSEN TERRY/PETERSEN DEBRA
350 SW MEADOW TER
LAKE CITY, FL 32024

2026

01-5S-16-03405-120

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	137.13	297,024	1991	1991	0	0	34.85	65.15
1 SINGLE FAM			100% - 2022			Heated Area: 1509			HX Base Yr 2022		



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
06 06	0100		1516.0400 1.00/
SINGLE FAMILY		MKT AREA	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	115,070
BAS	221	100	2024	221	19,744
FDG	1,066	60		640	57,178
FOP	56	30		17	1,519
TOTALS	2,631			2,166	193,511

EXTRA FEATURES																
L N	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	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	1,421.00	UT	1.50	1.50	100	2000	2000	3	100	2,132	
3	0294	SHED WOOD/	0	100	8	96.00	UT	7.50	7.50	100	2000	2000	3	100	720	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY			Tax Group: 3	
BUILDING MARKET VALUE			193,511	
TOTAL MARKET OB/XF VALUE			4,052	
TOTAL LAND VALUE - MARKET			35,200	
TOTAL MARKET VALUE			232,763	
SOH/AGL Deduction			39,621	
ASSESSED VALUE			193,142	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			141,731	
TOTAL JUST VALUE			232,763	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			230,139	

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	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 \$											
POP=[ORIG=-38,24] E14 N4 W14 S4 \$											
PTR=[ORIG=0,0] N30 S30 \$											

LAND DESCRIPTION												TOTAL OB/XF												
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	1.10	32,000.00	35,200.00	35,200							