

LOT 27 SOUTHWOOD MEADOWS S/D.  
740-1381, 749-674, 783-188, 786-

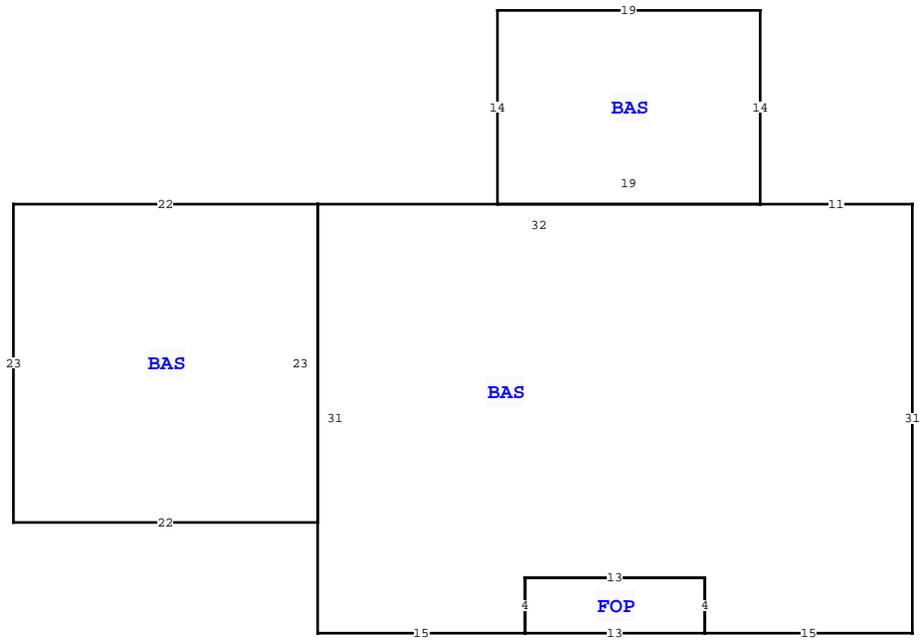
GREGORY SHANNON/GREGORY SARA D  
P O BOX 2545  
LAKE CITY, FL 32056-2545

**2026**

01-5S-16-03405-127

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 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	2,069	108.6400	121.68	251,756	1991	1991	0	0	34.85	65.15	
1 SINGLE FAM			100% - 2017	Heated Area: 2053			HX Base Yr 2017					



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		01	1516.0400	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	266	100		266	21,087		
BAS	506	100		506	40,113		
BAS	1,281	100		1,281	101,551		
FOP	52	30		16	1,268		
<b>TOTALS</b>	<b>2,105</b>			<b>2,069</b>	<b>164,019</b>		

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	0166	CONC, PAVMT	0 100	18	75	1,350.00	UT	1.40	1.40	100	0	0	3	100	1,890	
2	0210	GARAGE U	0 100	30	40	1,200.00	UT	16.00	16.00	100	2018	2018	3	100	19,200	
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			164,019	
TOTAL MARKET OB/XF VALUE			21,390	
TOTAL LAND VALUE - MARKET			32,000	
TOTAL MARKET VALUE			217,409	
SOH/AGL Deduction			51,183	
ASSESSED VALUE			166,226	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			114,815	
TOTAL JUST VALUE			217,409	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			217,977	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36389	GARAGE	187	02/28/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1327/1130	11/30/2016	WD	U	I	11	100
GRANTOR: DEBRAH GREGORY						
GRANTEE: SHANNON GREGORY & S						
1320/0520	8/15/2016	PB	U	I	18	100
GRANTOR: CLERK OF OCURT ( JANE						
GRANTEE: DEBBIE K GREGORY &						

BLD DATE		LGL DATE	
		04/16/2026	MLU

BUILDING NOTES	
BAS= W11 BAS= N14 W19 S14 E19\$ W32 BAS= W22 S23 E22 N23\$ S31 E15 FOP= E13 N4 W13 S4\$N4 E13 S4 E15 N31\$.	

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	1.00	32,000.00	32,000.00	32,000							