LOT 3 BLOCK A SOUTHWOOD MEADOWS
802-905, 839-1645, 852-366, 886-

O'DONNELL MARK WILLIAM/O'DONNELL DENISE FRANCESE
265 NW AINSLEY GLN
LAKE CITY, FL 32024

2027

01-5S-16-03405-203

BUILDING CHARACTERISTICS

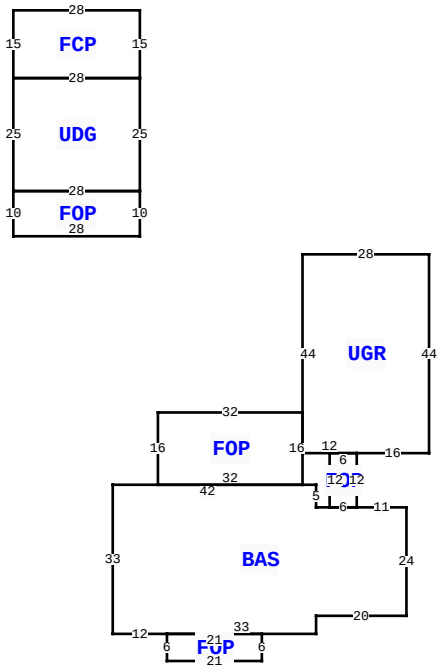
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,965	100		1,965	235,639
FCP	420	25		105	12,591
FOP	72	30		22	2,638
FOP	126	30		38	4,557
FOP	280	30		84	10,073
FOP	512	30		154	18,467
UDG	700	55		385	46,169
UGR	1,232	45		554	66,434
TOTALS	5,307			3,307	396,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,307	128.2534	141.08	466,552	1999	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2022 Heated Area: 1965 HX Base Yr 2022



265 SW AINSLEY GLN, 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	3,600.00	UT	1.50	1.50	100	2005	2005	3	100	5,400	
2	0169	FENCE/WOOD	0	100	0	0	480.00	UT	15.50	15.50	100	2019	2019	3	100	7,440	
3	0280	POOL R/CON	0	100	0	0	484.00	UT	87.50	87.50	100	2019	2019	3	89	37,692	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	396,569
TOTAL MARKET OB/XF VALUE	50,532
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	479,101
SOH/AGL Deduction	19,959
ASSESSED VALUE	459,142
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	407,731
TOTAL JUST VALUE	479,101
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,296

LAND:1:1: 1.00 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38391	POOL	463	07/22/2019
33140	GARAGE	62	07/01/2015
31509	MAINT/ALTR	35	10/10/2013
15323	SFR	320	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/2744	10/14/2020	WD	Q	I	01	399,900
GRANTOR: DAVID WAYNE & CYNTHIA						
GRANTEE: MARK WILLIAM & DENI						
1340/0774	7/07/2017	WD	Q	I	01	180,000
GRANTOR: DAVID WAYNE FRAME						
GRANTEE: DAVID WAYNE & CYNTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 N5 W3 FOP= N16 W32 S16 E32$ W42 S33 E12 FOP= S6 E21 N6 W21$ E33 N4 E20 N24 W11 FOP= N12 UGR= E16 N44 W28 S44 E12$ W6 S12 E6$ W6 PTR= N60W70 FOP= E28 N10 UDG= N25 FCP= N15 W28 S15 E28$ W28 S25 E28$ W28 S10$E70 S60$.

LAND DESCRIPTION

TOTAL OB/XF 50,532

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	134.00	305.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000							

REVIEW DATE 01/13/2026 BY AJ Total Acres: 0.94 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS