LOT 5 BLOCK B SOUTHWOOD MEADOWS
861-219, 874-2503, CT 1318-2485,

GT EXECUTIVE SERVICES LLC
9 OLD STATE ROAD
KEY LARGO, FL 33037

2027

01-5S-16-03405-255

BUILDING CHARACTERISTICS

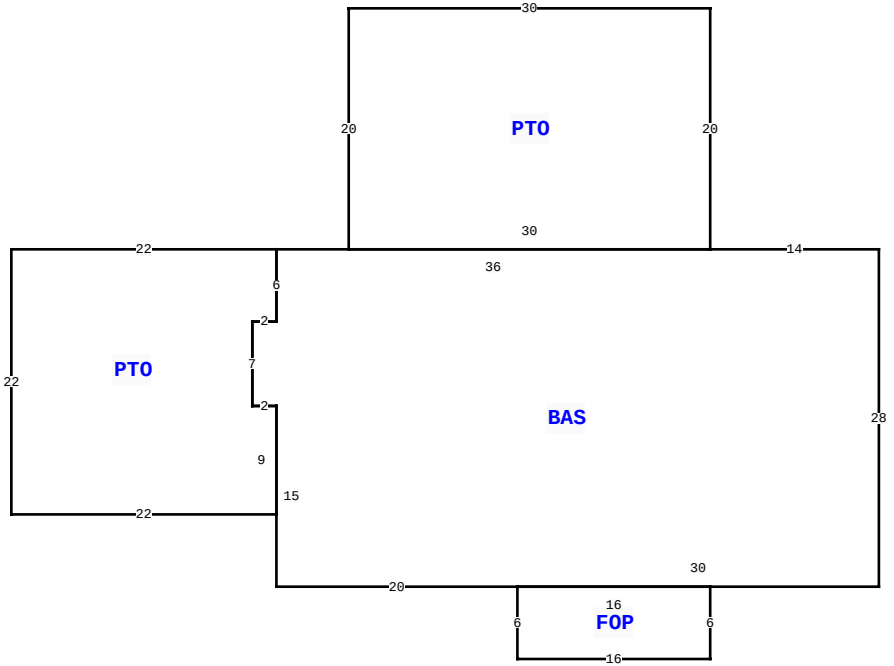
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
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	1,414	100		1,414	178,930
FOP	96	30		29	3,670
PTO	470	5		24	3,037
PTO	600	5		30	3,796
TOTALS	2,580			1,497	189,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,497	148.4406	163.28	244,430	1998	2010	0	0	0	22.50	77.50

1 SINGLE FAM 0% - 2023 Heated Area: 1414 HX Base Yr



317 SW ERIN GLN, 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	189,433
TOTAL MARKET OB/XF VALUE	4,065
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	225,498
SOH/AGL Deduction	0
ASSESSED VALUE	225,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,498
TOTAL JUST VALUE	225,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042814	Roof Replacement	11,354	09/23/2021
14116	SFR	240	06/11/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/914	6/30/2022	WD	Q	I	01	262,000
GRANTOR: NIEVES-VARELA JOSE A						
GRANTEE: GT EXECUTIVE SERVIC						
1326/0943	11/16/2016	WD	U	I	12	136,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: JOSE A NIEVES-VAREL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 PTO= N20 W30 S20 E30$W36 PTO= W22 S22 E22 N9W2 N7E2 N6$ S6 W2 S7 E2 S15 E20 FOP= S6 E16 N6 W16$ E30N28$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	100	2,000	
2	0166	CONC,PAVMT	0	0	3	35	105.00	UT	3.00	3.00	100	1998	1998	3	100	315	
3	0296	SHED METAL	0	0	10	10	100.00	UT	5.00	5.00	50	1998	1998	3	50	250	
4	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,065

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	0		RSF-1	145.00	302.00	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: 1.01 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS