LOT 9 BLOCK B SOUTHWOOD MEADOWS

ORB 803-1353

GRECIAN JOEL B
399 SW ERIN GLN
LAKE CITY, FL 32024

2027

01-5S-16-03405-259

BUILDING CHARACTERISTICS

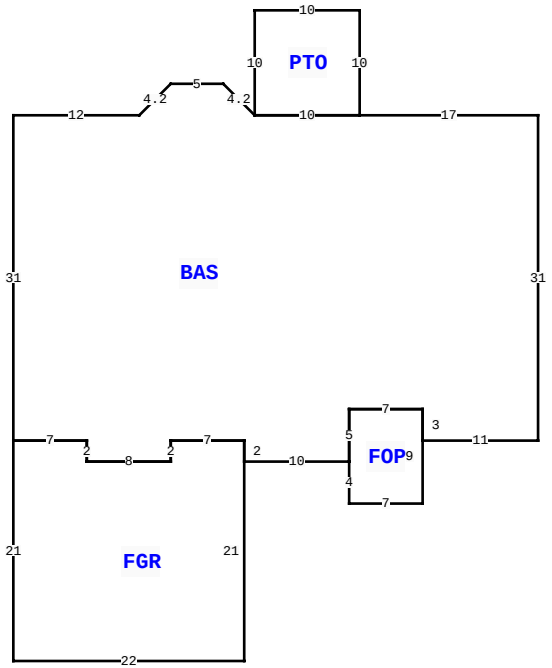
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,589	100		1,589	127,619
FGR	446	55		245	19,677
FOP	63	30		19	1,526
PTO	100	5		5	402
TOTALS	2,198			1,858	149,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	112.3260	123.56	229,574	1999	1999	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1589 HX Base Yr 2000



399 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	149,223
TOTAL MARKET OB/XF VALUE	2,154
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	183,377
SOH/AGL Deduction	59,150
ASSESSED VALUE	124,227
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	72,816
TOTAL JUST VALUE	183,377
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,095

LAND:1:1: 1.09 AC.

SALE:1:1: LOT 9 BLK B SOUTHWOOD MEADOWS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14310	SFR	250	07/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0803/1353	3/27/1995	WD	Q	V		11,900

GRANTOR: PETER W GIEBEIG

GRANTEE: JOEL B GRECIAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N10 W10 S10 E10$ W10 U3 L3 W5 L3 D3 W12 S31 FGR= S21 E22 N21 W7 S2 W8 N2 W7$ E7 S2 E8 N2 E7 S2 E10 FOP= S4 E7 N9 W7 S5$ N5 E7 S3 E11 N31$.

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	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	636.00	UT	1.50	1.50	100	1999	1999	3	100	954	

LAND DESCRIPTION

TOTAL OB/XF 2,154

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	195.00	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: 1.09 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS