LOT 29 MEADOWLANDS S/D PHASE 3.

AG 1055-402, CT 1170-680, AG 122

MASON CHARLES A/MASON KAREN B
1149 SW MEADOWLANDS DR
LAKE CITY, FL 32024

2027

01-6S-16-03761-129

BUILDING CHARACTERISTICS

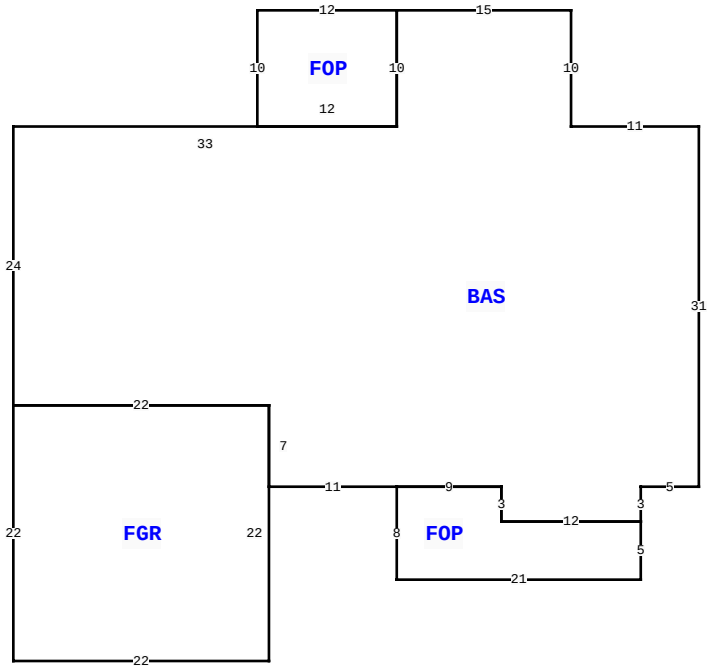
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100		1,861	232,417
FGR	484	55		266	33,221
FOP	120	30		36	4,496
FOP	132	30		40	4,995
TOTALS	2,597			2,203	275,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,203	120.7844	132.86	292,691	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 1861 HX Base Yr 2020



1149 SW MEADOWLANDS DR, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	275,130
TOTAL MARKET OB/XF VALUE	17,862
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	357,992
SOH/AGL Deduction	130,537
ASSESSED VALUE	227,455
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	126,044
TOTAL JUST VALUE	357,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	363,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37861	STORAGE	175	03/14/2019
37199	MAINT/ALTR	932	09/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/1935	5/11/2021	WD	U	I	30	100
GRANTOR: MASON CHARLES A						
GRANTEE: THE TRUST AGREEMENT						
1349/2695	12/15/2017	WD	Q	V	01	30,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CHARLES A & KAREN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N10 W15 FOP= W12 S10 E12 N10$ S10 W33 S24 FGR= S22 E22 N22 W22$ E22 S7 E11 FOP= S8 E21 N5 W12 N3 W9$ E9 S3 E12 N3 E5 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	0166	CONC,PAVMT	0	100	3	24	72.00	UT	2.25	2.25	100	2019	2019	3	100	162	
2	0031	BARN,MT AE	0	100	24	25	600.00	UT	20.00	20.00	100	2019	2019	3	100	12,000	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 17,862

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/15/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS