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

2026

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

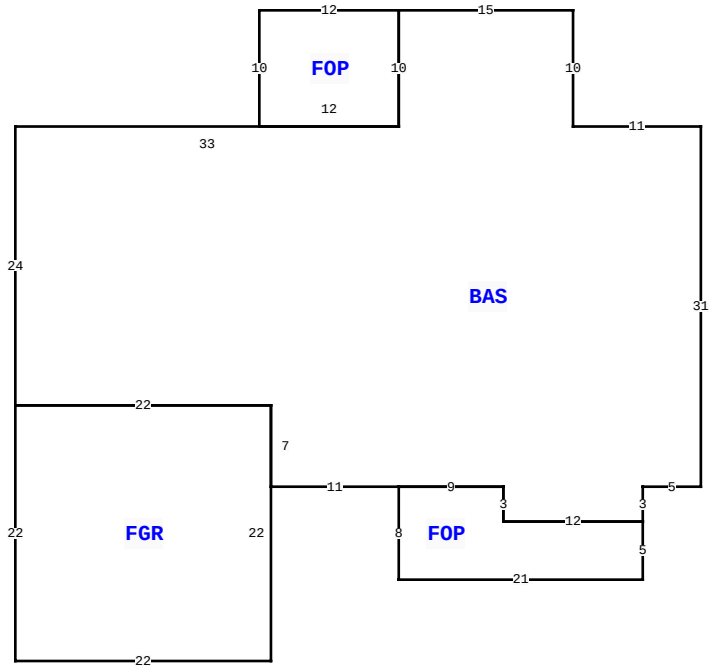
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 1616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100		1,861	240,867
FGR	484	55		266	34,428
FOP	120	30		36	4,660
FOP	132	30		40	5,178
TOTALS	2,597			2,203	285,131

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	137.69	303,331	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	
XF DATE		LAND DATE	05/07/2026 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		285,131
TOTAL MARKET OB/XF VALUE		17,862
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		367,993
SOH/AGL Deduction		147,163
ASSESSED VALUE		220,830
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		119,419
TOTAL JUST VALUE		367,993
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,283

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 05/13/2026 BY SYS