LOT 31 MEADOWLANDS S/D PHASE 3.

AG 1054-1195, WD 1108-1214, WD 1

PELSANG JEFFREY S
289 SW HIGHFIELD TER
LAKE CITY, FL 32024

2027

01-6S-16-03761-131

BUILDING CHARACTERISTICS

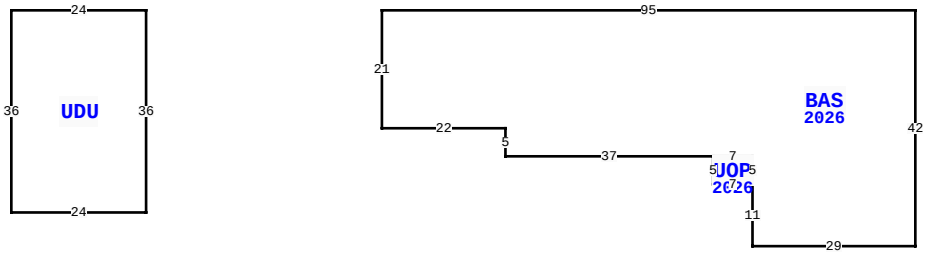
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
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	2,824	100	2026	2,824	63,808
UDU	864	55		475	10,733
UOP	35	20	2026	7	158
TOTALS	3,723			3,306	74,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,306	62.2440	68.47	226,362	2008	2008	0	0	50	17.00	33.00

1 SINGLE FAM 100% - 2026 Heated Area: 2824 HX Base Yr 2026



289 SW HIGH FIELD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0294	SHED WOOD/	0	100	12	20	240.00	UT	8.00	8.00	100	2008	2008	3	100	1,920	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	0070	CARPORT UF	0	100	33	16	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
6	0070	CARPORT UF	0	100	19	11	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	74,699
TOTAL MARKET OB/XF VALUE	3,920
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	143,619
SOH/AGL Deduction	0
ASSESSED VALUE	143,619
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	92,208
TOTAL JUST VALUE	143,619
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36004	SFR	333	11/16/2017
25635	TR/TRAILER	0	03/21/2007
25516	SFR	729	02/12/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/1729	8/06/2025	WD	U	I	37	120,000
GRANTOR: COX CARLOS						
GRANTEE: PELSANG JEFFREY S						
1546/1726	8/05/2025	WD	U	I	11	100
GRANTOR: FLEMING REBECCA J ATT						
GRANTEE: COX CARLOS						

BUILDING NOTES

BUILDING DIMENSIONS

UDU=[ORIG=-181,0] E24 S36 W24 N36 $
UOP=[YR=2026;ORIG=-49,26] W7 S5 E7 N5 $
BAS=[YR=2026;ORIG=-20,0] W95 S21 E22 S5 E37 E7 S5 S11 E29 N42 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,920

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