LOT 43 MEADOWLANDS S/D PHASE 3.
WD 1038-854, WD 1084-777, DC 138

CLEMONS WAYNE A/CLEMONS WANDA E
215 SW COLONY GLN
LAKE CITY, FL 32024

2027

01-6S-16-03761-143

BUILDING CHARACTERISTICS

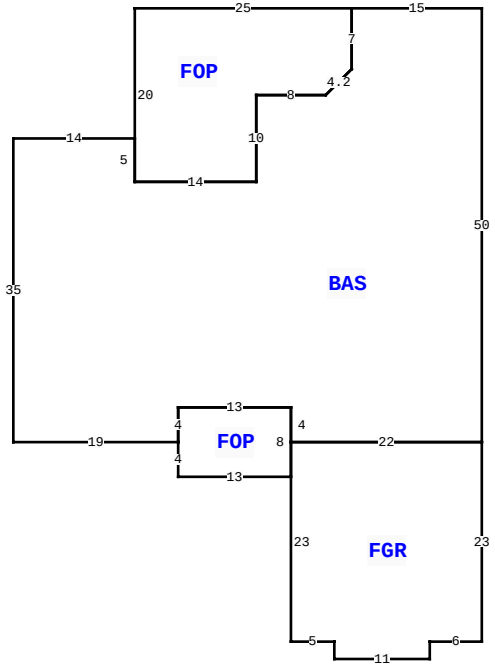
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,053	100		2,053	268,650
FGR	528	55		290	37,949
FOP	104	30		31	4,057
FOP	386	30		116	15,179
TOTALS	3,071			2,490	325,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,490	126.5572	139.21	346,633	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2053 HX Base Yr 2021



215 SW COLONY GLN, 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	0040	BARN,POLE	0	100	40	70	2,800.00	UT	2.25	2.25	100	2020	2020	3	100	6,300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	325,835
TOTAL MARKET OB/XF VALUE	6,300
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	397,135
SOH/AGL Deduction	78,764
ASSESSED VALUE	318,371
TOTAL EXEMPTION VALUE	HX HB 13 318,371
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	397,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38428	SFR	1,086	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1386/0245	6/06/2019	WD	Q	V	05	65,000
GRANTOR: CHARLES E FLEMING						
GRANTEE: WAYNE&WANDA CLEMONS						
1084/0777	5/10/2006	WD	U	V	08	42,500
GRANTOR: RICHARD M & IRENE J G						
GRANTEE: CHARLES E & CATHY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= W25 S20 E14 N10 E8 U3 R3 N7$ S7 L3 D3 W8 S10 W14 N5 W14 S35 E19 FOP= S4 E13 N8 W13 S4$ N4 E13 S4 FGR= S23 E5 S2 E11 N2 E6 N23 W22$ E22 N50$.

LAND DESCRIPTION

TOTAL OB/XF 6,300

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