LOTS 46 THRU 49 MEADOWLANDS S/D

AG 1053-1811, WD 1111-902, 1111-

MORAN FAMILY LIVING TRUST DATED APRIL 28, 2025
989 SW HIGH FIELD TERR
LAKE CITY, FL 32024

2026

01-6S-16-03761-148

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

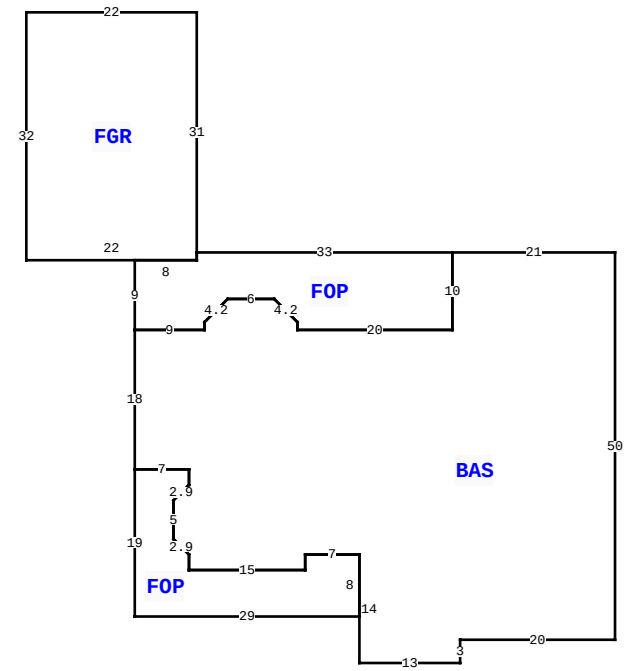
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	2,416	100		2,416	300,590
FGR	704	55		387	48,149
FOP	265	30		80	9,954
FOP	363	30		109	13,561
TOTALS	3,748			2,992	372,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,992	126.9051	144.67	432,853	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2012 Heated Area: 2416 HX Base Yr 2012



989 SW HIGH FIELD TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		372,254
TOTAL MARKET OB/XF VALUE		62,585
TOTAL LAND VALUE - MARKET		148,000
TOTAL MARKET VALUE		582,839
SOH/AGL Deduction		171,079
ASSESSED VALUE		411,760
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		360,349
TOTAL JUST VALUE		582,839
NCON VALUE		8,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		573,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041474	Screen Enclosure	14,000	03/08/2021
39155	MAINT/ALTR	0	01/15/2020
28226	SFR	1,047	11/17/2009
041106	POOL		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1539/395	4/28/2025	TR	U	I	11	100
GRANTOR: MORAN MICHAEL AKA MIC						
GRANTEE: MORAN FAMILY LIVING						
1230/0430	6/02/2011	QC	U	I	11	100
GRANTOR: MORAN I PROPERTIES LL						
GRANTEE: MICHAEL & LAUREEN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FOP= W33 FGR= N31 W22 S32 E22 N1$ S1 W8 S9 E9 N1 R3 U3 E6 D3 R3 S1 E20 N10$ S10 W20 N1 L3 U3 W6 D3 L3 S1 W9 S18 FOP= S19 E29 N8 W7 S2 W15 N2 U2 L2 N5 R2 U2 N2 W7$ E7 S2 D2 L2 S5 R2 D2 S2 E15 N2 E7 S14 E13 N3 E20 N50$.

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	0031	BARN,MT AE	0	100	30	30	900.00	UT	12.00	12.00	100	2008	2008	3	100	10,800	
2	0166	CONC,PAVMT	0	100	0	0	1,652.00	UT	3.00	3.00	100	2008	2008	3	100	4,956	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
8	0280	POOL R/CON	0	100	32	16	512.00	UT	38.00	38.00	100	2022	2021		93	18,094	
9	0282	POOL ENCL	0	100	54	30	1,620.00	UT	9.00	9.00	100	2022	2021		75	10,935	
10	0040	BARN,POLE	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

TOTAL OB/XF 61,585

LAND DESCRIPTION

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	10.90	AC		1.00	1.00	0.80	9,000.00	7,200.00	78,480							
2	0700	C	MISC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							
3	9900	C	AC NON-AG	100			0.00	0.00	4.10	AC		1.00	1.00	0.80	9,000.00	7,200.00	29,520							

REVIEW DATE 04/15/2026 BY KS Total Acres: 20.00 Total Land Value: 148,000 Market: 0 Agricultural: 0 Common: 148,000 PRINTED 05/12/2026 BY SYS

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

TOTAL OB/XF 1,000

LAND DESCRIPTION

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

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