LOT 42 MEADOWLANDS S/D PHASE 3

WD 1038-856, DC 1386-243, WD 138

PIZZAGALLI BOBBIE S/PIZZAGALLI THEODORE J
245 SW COLONY GLN
LAKE CITY, FL 32024

2027

06-6S-17-03761-142

BUILDING CHARACTERISTICS

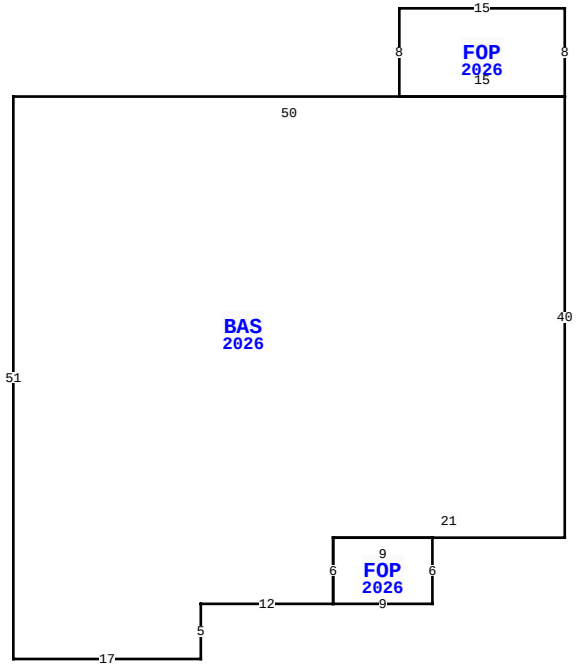
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,259	100	2026	2,259	277,179
FOP	54	30	2026	16	1,963
FOP	120	30	2026	36	4,417
TOTALS	2,433			2,311	283,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,311	111.5500	122.70	283,560	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2259 HX Base Yr 2026



245 SW COLONY GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	283,560
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	348,560
SOH/AGL Deduction	0
ASSESSED VALUE	348,560
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	297,149
TOTAL JUST VALUE	348,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055933	Storage Building	15,000	06/22/2026
000053462	New Residential C	396,540	06/25/2025
000053370	Right-of-Way Acce		06/12/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/721	3/18/2025	QC	U	V	11	100
GRANTOR: CLEMONS WAYNE						
GRANTEE: PIZZAGALLI BOBBIE						
1386/0245	6/06/2019	WD	Q	V	05	65,000
GRANTOR: CHARLES E FLEMING						
GRANTEE: WAYNE&WANDA CLEMONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=98,-3] W50 S51 E17 N5 E12 N6 E21 N40 $
FOP=[YR=2026;ORIG=83,-11] E15 S8 W15 N8 $
FOP=[YR=2026;ORIG=77,37] E9 S6 W9 N6 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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 08/10/2026 BY Nick Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS