LOT 2 MEADOWLANDS S/D PHS 1.
AG-1020-1643, WD 1115-2273,

ORTIZ JOSE J/ORTIZ LEILANI G
202 SW MEADOWLANDS DR
LAKE CITY, FL 32024

**2027**

**06-6S-17-09617-102**

## BUILDING CHARACTERISTICS

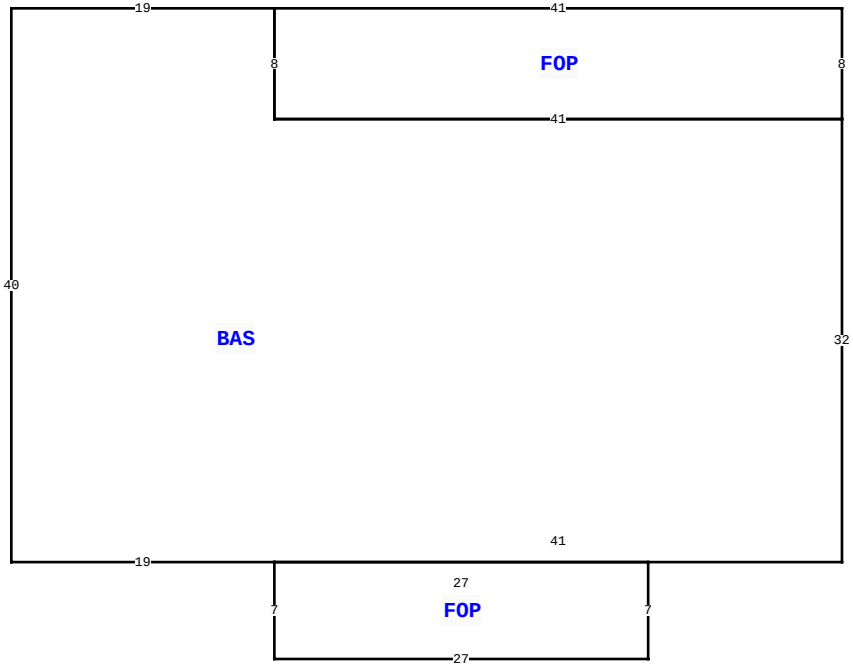
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | 6617.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,072 | 100 | | 2,072 | 268,838 |
| FOP | 189 | 30 | | 57 | 7,396 |
| FOP | 328 | 30 | | 98 | 12,715 |
| TOTALS | 2,589 | | | 2,227 | 288,949 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | CV | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,227 | 125.4792 | 138.03 | 307,393 | 2020 | 2020 | 0 | 0 | 1 | 5.00 | 94.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 2072 HX Base Yr 2021




202 SW MEADOWLANDS DR, 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 | 0030 | BARN,MT | 0 | 100 | 24 | 40 | 960.00 | UT | 15.00 | 15.00 | 100 | 2008 | 2008 | 3 | 100 | 14,400 | |
| 2 | 0031 | BARN,MT AE | 0 | 100 | 24 | 36 | 864.00 | UT | 12.00 | 12.00 | 100 | 2020 | 2020 | 3 | 100 | 10,368 | |
| 3 | 0210 | GARAGE U | 0 | 100 | 24 | 40 | 1.00 | UT | 8,500.00 | 8,500.00 | 100 | 2021 | 2020 | | 100 | 8,500 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 18 | 40 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2021 | 2020 | | 100 | 2,000 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 18 | 40 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2021 | 2020 | | 100 | 2,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 288,949 |
| TOTAL MARKET OB/XF VALUE | | 37,268 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 391,217 |
| SOH/AGL Deduction | | 66,497 |
| ASSESSED VALUE | | 324,720 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 273,309 |
| TOTAL JUST VALUE | | 391,217 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 396,472 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 40483 | ELECTRICAL | 0 | 09/01/2020 |
| 39991 | STORAGE | 0 | 06/22/2020 |
| 38897 | SFR | 0 | 11/13/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1115/2273 | 4/04/2007 | WD | Q | V | 04 | 100 |
| GRANTOR: SUBRANDY LIMITED PART | | | | | | |
| GRANTEE: RICHARD A & ZAHIDA | | | | | | |
| 1115/2274 | 4/03/2007 | WD | Q | V | | 70,000 |
| GRANTOR: RICHARD & ZAHIDA ROGE | | | | | | |
| GRANTEE: JOSE & LEILANI ORTI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 S40 E19 FOP= S7 E27 N7 W27$ E41 N32 FOP= N8 W41 S8 E41$ W41 N8$.

## LAND DESCRIPTION

TOTAL OB/XF 37,268

| 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 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 11/08/2020 BY BC Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS