

LOT 7 COLUMBIA MEADOWS S/D.
800-1673, 800-1674, WD 1031-137,

VISA REALTY SOLUTIONS LLC
PO BOX 1454
SUMMERFIELD, FL 34491

2026

11-5S-16-03564-107

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	11516.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,052	100	
UOP	64	25	
UOP	288	25	
TOTALS	2,404		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	0%	- 2022								
Heated Area: 2052						HX Base Yr					
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/22/2026	MLU							
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			47,388
TOTAL MARKET OB/XF VALUE			11,400
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			113,788
SOH/AGL Deduction			24,699
ASSESSED VALUE			89,089
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			89,089
TOTAL JUST VALUE			113,788
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			108,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050829	Roof Replacement	12,000	09/16/2024
12394	M H	125	04/11/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/510	2/20/2026	QC	U	I	11	100
GRANTOR: METELUS ANTOINE						
GRANTEE: VISA REALTY SOLUTIO						
1072/1433	1/20/2006	WD	Q	I		103,000
GRANTOR: MID OHIO SECURITIES						
GRANTEE: ANTOINE AND SAVISEN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	12	12	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100

BUILDING NOTES			
737 SW PEACE DR, LAKE CITY			

BUILDING DIMENSIONS			
BAS= W41 UOP= N12 W24 S12 E24\$ W35 S27 E56 UOP= S8 E8 N8 W8\$ E20 N27\$.			

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							