LOTS 13 & 14 COLUMBIA MEADOWS S/
625-737, 826-1913, PB 1412-2320,

SPARKS JOHN R/SPARKS SHAWNA S
300 SW QUIET CT
LAKE CITY, FL 32024

2027

11-5S-16-03564-113

BUILDING CHARACTERISTICS

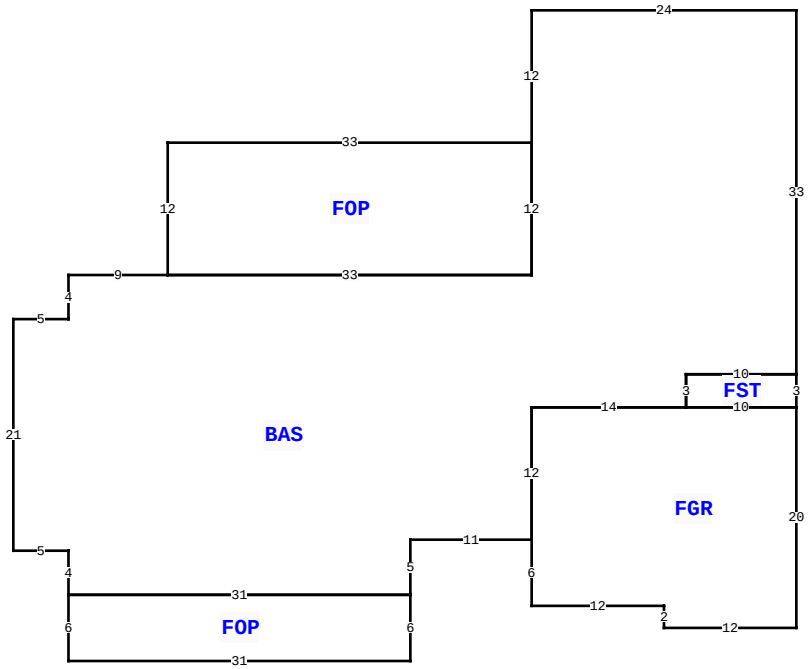
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100		2,102	272,782
FGR	456	55		251	32,573
FOP	186	30		56	7,267
FOP	396	30		119	15,443
FST	30	55		16	2,076
TOTALS	3,170			2,544	330,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,544	122.8920	135.18	343,898	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2022 Heated Area: 2102 HX Base Yr



223 SW QUIET CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2022 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
2	0280	POOL R/CON	0	0	18	36	648.00	UT	70.00	70.00	100	2023	2022		95	43,092	
3	0166	CONC,PAVMT	0	0	30	52	912.00	UT	3.00	3.00	100	2023	2022		100	2,736	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	330,142
TOTAL MARKET OB/XF VALUE	47,028
TOTAL LAND VALUE - MARKET	64,000
TOTAL MARKET VALUE	441,170
SOH/AGL Deduction	0
ASSESSED VALUE	441,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	441,170
TOTAL JUST VALUE	441,170
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	447,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043500	Swimming Pool and	41,000	01/10/2022
000041369	New Residential C	265,000	03/23/2021
41369	SFR		02/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/1355	8/17/2020	WD	Q	V	01	45,000
GRANTOR: PAUL & TERESA THOMAS						
GRANTEE: JOHN R & SHAWNA S S						
1412/2322	6/03/2020	WD	U	V	19	25,000
GRANTOR: CHATHERINE MICHELLE A						
GRANTEE: PAUL & TERESA THOMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=50,11] S4 W5 S21 E5 S4 E31 N5 E11 N12 E14 N3 E10 N33 W24 S12 S12 W33 W9 $
FOP=[ORIG=59,-1] S12 E33 N12 W33 $
FOP=[ORIG=50,40] S6 E31 N6 W31 $
FGR=[ORIG=92,23] S12 S6 E12 S2 E12 N20 W10 W14 $
FST=[ORIG=106,20] S3 E10 N3 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 47,028

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	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.80	40,000.00	32,000.00	64,000							

REVIEW DATE 07/14/2022 BY HC Total Acres: 8.26 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 11/16/2026 BY SYS