LOT 46 ROLLING MEADOWS S/D.

WD 1063-1963,WD 1128-1171,

COWEN CHARLES D JR
243 SW BUTTERCUP DR
LAKE CITY, FL 32024

2027

15-4S-16-03023-546

BUILDING CHARACTERISTICS

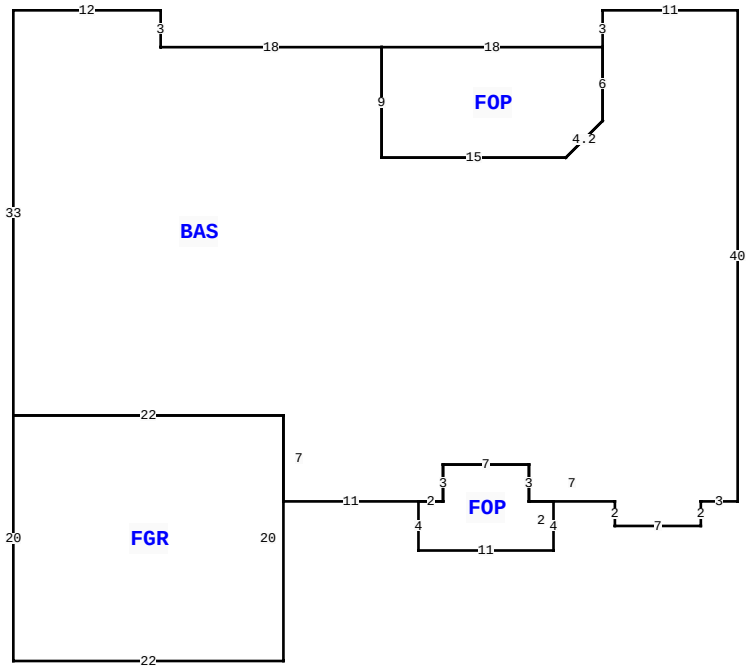
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100		1,934	227,680
FGR	440	55		242	28,489
FOP	65	30		20	2,355
FOP	158	30		47	5,534
TOTALS	2,597			2,243	264,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,243	125.9060	138.50	310,656	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2011 Heated Area: 1934 HX Base Yr 2011



243 SW BUTTERCUP DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	1,695.00	UT	2.25	2.25	100	2010	2010	3	100	3,814	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		264,058
TOTAL MARKET OB/XF VALUE		3,814
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		302,872
SOH/AGL Deduction		95,311
ASSESSED VALUE		207,561
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,150
TOTAL JUST VALUE		302,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26166	SFR	595	08/24/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1193/1457	4/22/2010	WD	Q	I	01	179,900
GRANTOR: JOHN S & PATRICIA M J						
GRANTEE: CHARLES D COWEN JR						
1185/1947	12/03/2009	WD	U	V	12	81,000
GRANTOR: CAPITAL CITY BANK						
GRANTEE: JOHN S & PATRICIA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S3 FOP= W18 S9 E15 R3 U3 N6$ S6 D3 L3 W15 N9 W18 N3 W12 S33 FGR= S20 E22 N20 W22$ E22 S7 E11 FOP= S4 E11 N4 W2 N3 W7 S3 W2$E2 N3 E7 S3 E7 S2 E7 N2 E3 N40$.

LAND DESCRIPTION

TOTAL OB/XF 3,814

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/25/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS