LOT 1 MEADOW VISTA S/D.

803-1448, 832-2408, WD 1033-1128

BURCH MOLLIE JANE
117 SW FANTASY GLN
LAKE CITY, FL 32024

2027

16-4S-16-03025-101

BUILDING CHARACTERISTICS

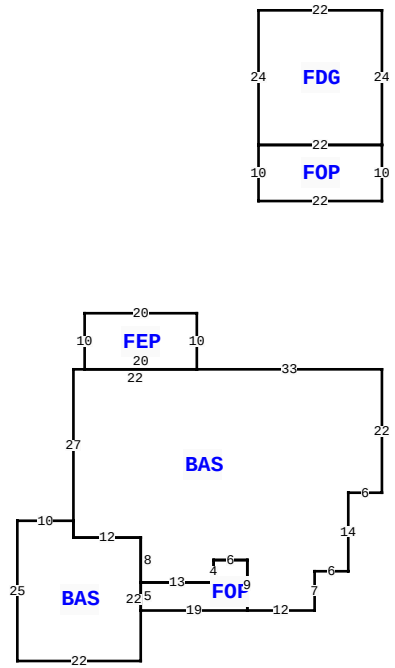
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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 06
NEIGHBORHOOD/LOC		16416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	514	100		514	52,002
BAS	1,922	100		1,922	194,451
FDG	528	60		317	32,072
FEP	200	80		160	16,187
FOP	119	30		36	3,642
FOP	220	30		66	6,677
TOTALS	3,503			3,015	305,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,015	123.4519	135.80	409,437	1996	2008	0	0	0	25.50	74.50

1 SINGLE FAM 100% - 2010 Heated Area: 2436 HX Base Yr 2010



117 SW FANTASY GLN, LAKE CITY

BLD DATE	11/10/1998 DC	LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0166	CONC,PAVMT	0	100	0	0	1,728.00	UT	1.50	1.50	100	1996	1996	3	100	2,592	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	
4	0251	LEAN TO W/	0	100	12	30	360.00	UT	3.50	3.50	100	2019	2019	3	100	1,260	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	305,031
TOTAL MARKET OB/XF VALUE	5,852
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	329,383
SOH/AGL Deduction	124,019
ASSESSED VALUE	205,364
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	153,953
TOTAL JUST VALUE	329,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23199	GARAGE	162	05/26/2005
11279	SFR	310	06/13/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/760	4/30/2026	LE	U	I	14	100
GRANTOR: BURCH MOLLIE JANE						
GRANTEE: ODOM LINDA (ENH LIF						
1329/2175	1/01/2017	QC	U	I	11	100
GRANTOR: LOYD EVAN GAYLARD						
GRANTEE: MOLLIE JANE BURCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 FEP= N10 W20 S10 E20$ W22 S27 BAS= W10 S25 E22N22 W12 N3$ S3 E12 S8 FOP= S5 E19 N9 W6 S4 W13$ E13 N4 E6S9 E12 N7 E6 N14 E6 N22$ PTR= N30 FOP= N10 FDG= N24 W22 S24 E22$ W22 S10 E22$S30$.

LAND DESCRIPTION

TOTAL OB/XF 5,852

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/25/2024 BY KS Total Acres: 1.08 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS