LOT 4 MEADOW VISTA S/D.
803-1448, 910-799, 945-221, 982-

JACKSON- LEE SYREETA/LEE VERNON
191 SW FANTASY GLN
LAKE CITY, FL 32024

2026

16-4S-16-03025-104

COLUMBIA COUNTY PROPERTY

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 50
Interior Floo	15	HARDTILE 50
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

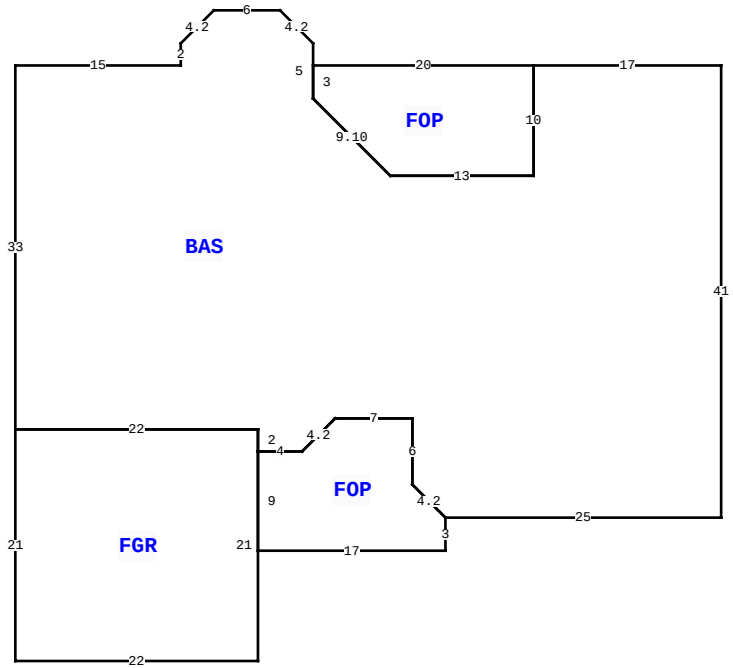
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 16416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,210	100		2,210	203,897
FGR	462	55		254	23,434
FOP	165	30		50	4,613
FOP	176	30		53	4,890
TOTALS	3,013			2,567	236,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,567	124.5090	141.94	364,360	2000	2000	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2210 HX Base Yr 2021



191 SW FANTASY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		236,834
TOTAL MARKET OB/XF VALUE		17,179
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		272,513
SOH/AGL Deduction		53,610
ASSESSED VALUE		218,903
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		167,492
TOTAL JUST VALUE		272,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17397	POOL	105	09/05/2000
16517	SFR	350	01/19/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/0579	7/21/2020	WD	Q	I	01	281,000
GRANTOR: RUDY D & CARLA J NYSS						
GRANTEE: SYREETA JACKSON-LEE						
1021/1397	7/15/2004	WD	Q	I		190,000
GRANTOR: LAURA E WESTON						
GRANTEE: RUDY D & CARLA J NY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= W20 S3 D7 R7 E13 N10$ S10 W13 L7 U7 N5 U3 L3 W6 L3 D3 S2 W15 S33 FGR= S21 E22 N21 W22$ E22 S2 FOP= S9 E17 N3 L3 U3 N6 W7 D3 L3 W4$ E4 R3 U3 E7 S6 D3 R3 E25 N41$.

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	2,359.00	UT	1.50	1.50	100	2000	2000	3	100	3,539	
2	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2000	2000	3	40	12,600	
3	0120	CLFENCE 4	0	100	17	8	136.00	UT	2.50	2.50	100	2000	2000	3	100	340	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 17,179

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: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS