LOT 9 MEADOW VISTA S/D.
803-1448, 845-2365,2367, DC 1216

CAMEROTA KATHRYN ALLISON/CAMEROTA EMILIO ANTHONY
291 SW FANTASY GLN
LAKE CITY, FL 32024-4044

2027

16-4S-16-03025-109

BUILDING CHARACTERISTICS

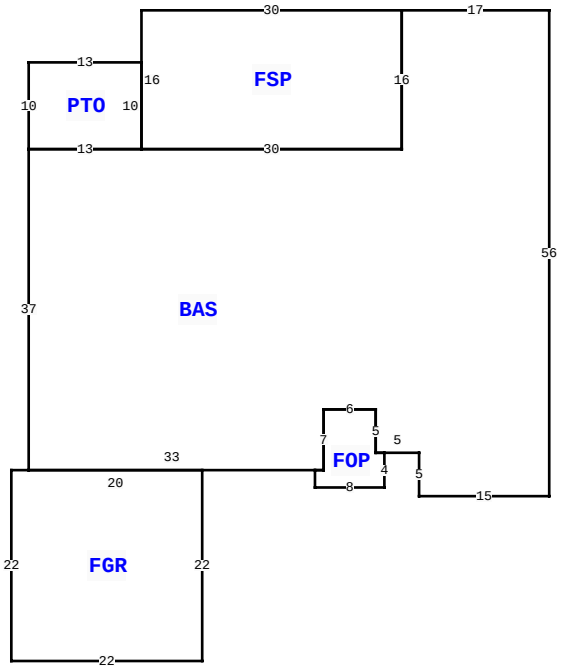
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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	2,485	100		2,485	224,374
FGR	484	55		266	24,018
FOP	60	30		18	1,625
FSP	480	40		192	17,336
PTO	130	5		6	541
TOTALS	3,639			2,967	267,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,967	126.2800	138.91	412,146	1997	1997	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2485 HX Base Yr 2026



291 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,960.00	UT	1.50	1.50	100	1997	1997	3	100	2,940	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	75	1997	1997	3	75	450	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 6,190

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 06/30/2025 BY TP Total Acres: 1.10 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	267,895
TOTAL MARKET OB/XF VALUE	6,190
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	292,585
SOH/AGL Deduction	166,146
ASSESSED VALUE	126,439
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	75,028
TOTAL JUST VALUE	292,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,445

LAND:1:1: 1.12 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045775	Roof Replacement	17,000	10/25/2022
12609	SFR	325	06/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1220	5/30/2025	WD	Q	I	01	395,000
GRANTOR: COTHRAN AMBER LAUREN						
GRANTEE: CAMEROTA KATHRYN AL						
1477/2372	10/03/2022	WD	U	I	30	275,000
GRANTOR: DOWD HARRIS GLENDON						
GRANTEE: COTHRAN AMBER LAURE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= W30 S16 E30 N16$ S16 W30 PTO= N10 W13 S10 E13$ W13 S37 FGR= W2 S22 E22 N22 W20$ E33 FOP= S2 E8 N4 W1 N5 W6 S7 W1$ E1 N7 E6S5 E5 S5 E15 N56$.