LOT 13 MEADOW VISTA S/D.

ORB 803-1448, 973-387, WD 1021-2

HILDMAN GARY/HILDMAN BRENDA
254 SW FANTASY GLN
LAKE CITY, FL 32024

2027

16-4S-16-03025-113

BUILDING CHARACTERISTICS

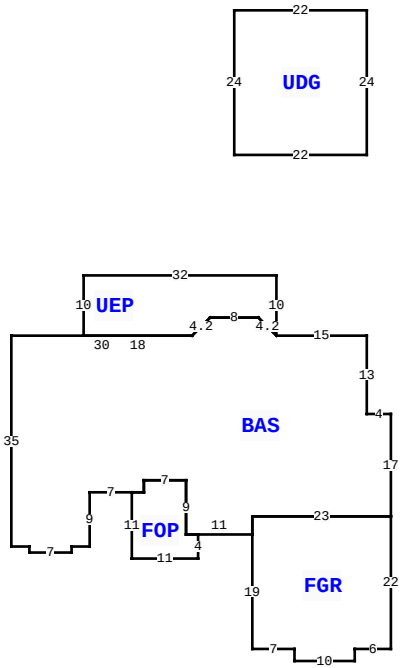
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,898	100		1,898	176,831
FGR	526	55		289	26,925
FOP	121	30		36	3,354
UDG	528	55		290	27,018
UEP	287	60		172	16,025
TOTALS	3,360			2,685	250,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,685	123.6466	136.01	365,187	2004	2004	0	0	0	31.50	68.50

1 SINGLE FAM 100% - 2005 Heated Area: 1898 HX Base Yr 2005



254 SW FANTASY GLN, LAKE CITY

BLD DATE		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	2,120.00	UT	2.00	2.00	100	2004	2004	3	100	4,240	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	
3	0070	CARPORT UF	0	100	20	30	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	250,153
TOTAL MARKET OB/XF VALUE	10,140
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	278,793
SOH/AGL Deduction	60,959
ASSESSED VALUE	217,834
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	166,423
TOTAL JUST VALUE	278,793
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,336

LAND:1:1: 1.04 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049165	Roof Replacement	24,000	02/07/2024
22484	GARAGE	90	11/09/2004
21574	SFR	640	03/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1021/2634	7/26/2004	WD	Q	I		196,000
GRANTOR: CRAWFORD						
GRANTEE: GARY & BRENDA HILDM						
0973/0387	1/27/2003	WD	Q	V	03	28,000
GRANTOR: RICHMOND ASSETS INC						
GRANTEE: WILLIAM STANLEY & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UEP= N10 W32 S10 E18 R3 U3 E8 D3 R3 $ L3 U3 W8 D3 L3 W30 S35 E3 S1 E7 N1 E3 N9 E7 FOP= S11 E11 N4 W2 N9 W7 S2 W2$ E2 N2 E7 S9 E11 FGR= S19 E7 S2 E10 N2 E6 N22 W23 S3$ N3 E23 N17 W4 N13$ PTR= N30 UDG= N24 W22 S24 E22$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 10,140

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 07/29/2024 BY KS Total Acres: 1.04 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS