LOT 14 MEADOW VISTA S/D.
803-1448, 932-1845, WD 1018-2502

SAPP ASHLEY MELISSA
228 SW FANTASY GLN
LAKE CITY, FL 32024

2027

16-4S-16-03025-114

BUILDING CHARACTERISTICS

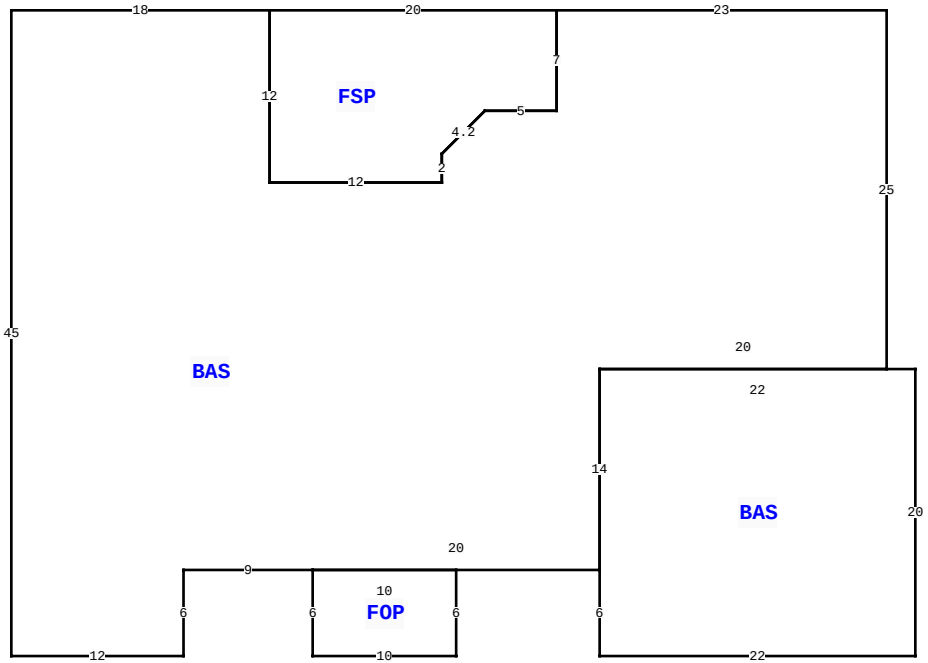
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 50
Interior Floo	13	LAM/VNLPLK 30
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	440	100		440	46,713
BAS	1,967	100		1,967	208,825
FOP	60	30		18	1,911
FSP	205	40		82	8,706
TOTALS	2,672			2,507	266,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,507	126.9884	139.69	350,203	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2026 Heated Area: 2407 HX Base Yr 2026



228 SW FANTASY GLN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	2,029.00	UT	2.50	2.50	100	2001	2001	3	100	5,073	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2001	2001	3	40	14,336	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,200	
4	0282	POOL ENCL	0	100	28	36	1,008.00	UT	15.00	15.00	100	2006	2006	3	40	6,048	
5	0166	CONC,PAVMT	0	100	20	21	420.00	UT	3.00	3.00	100	2007	2007	3	100	1,260	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		266,154
TOTAL MARKET OB/XF VALUE		31,117
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		315,771
SOH/AGL Deduction		0
ASSESSED VALUE		315,771
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		264,360
TOTAL JUST VALUE		315,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047370	Roof Replacement	20,651	06/02/2023
24053	POOL ENCL	95	01/19/2006
18621	POOL	85	08/16/2001
17689	SFR	351	11/29/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/2417	3/30/2021	WD	Q	I	01	325,000
GRANTOR: DOBAK RICHARD						
GRANTEE: SAPP ASHLEY MELISSA						
1357/0669	4/05/2018	WD	Q	I	01	249,000
GRANTOR: CHARLES & MAXINE LORA						
GRANTEE: RICHARD DOBAK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= W20 S12 E12 N2 U3 R3 E5 N7$ S7 W5 L3 D3 S2 W12 N12 W18 S45 E12 N6 E9 FOP= S6 E10 N6 W10$ E20 BAS= S6 E22 N20 W22 S14 $ N14 E20 N25$.

LAND DESCRIPTION

TOTAL OB/XF 31,117

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