LOT 15 MEADOW VISTA S/D.

803-1448, 840-1097, WD 1233-1734

FISCHER GREGORY ALLEN SR/FISCHER MICHELLE
198 SW FANTASY GLN
LAKE CITY, FL 32024

2027

16-4S-16-03025-115

BUILDING CHARACTERISTICS

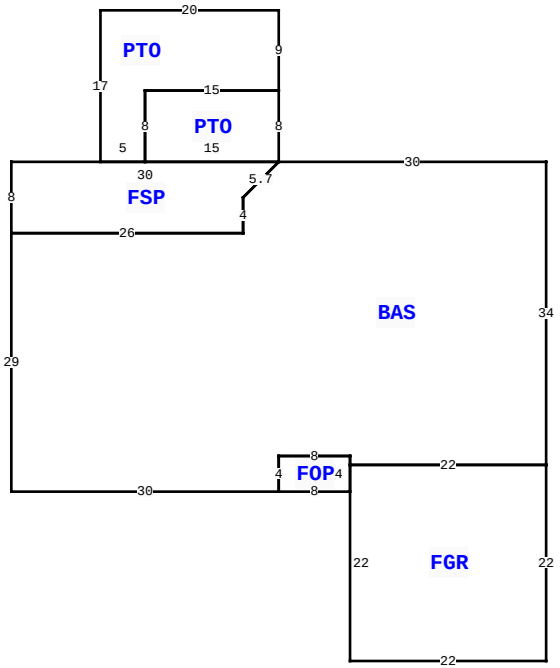
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,906	100		1,906	201,365
FGR	484	55		266	28,102
FOP	32	30		10	1,056
FSP	216	40		86	9,086
PTO	120	5		6	634
PTO	220	5		11	1,163
TOTALS	2,978			2,285	241,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,285	123.9282	136.32	311,491	1997	2010	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 2013 Heated Area: 1906 HX Base Yr 2013



198 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	2,108.00	UT	2.00	2.00	100	1997	1997	3	100	4,216	
2	0169	FENCE/WOOD	0	100	0	0	552.00	UT	4.50	4.50	100	1997	1997	3	100	2,484	
3	0280	POOL R/CON	0	100	0	0	638.00	UT	70.00	70.00	100	1999	1999	3	40	17,864	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		241,406
TOTAL MARKET OB/XF VALUE		27,164
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		287,070
SOH/AGL Deduction		109,720
ASSESSED VALUE		177,350
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,939
TOTAL JUST VALUE		287,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,658

SALE:1:1: SEE PRMT # 12078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051333	Roof Replacement	22,000	10/31/2024
15692	POOL	110	06/24/1999
12078	SFR	260	01/28/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1566/713	4/15/2026	WD	Q	I	01	385,000
GRANTOR: CLARK DAVID W						
GRANTEE: FISCHER GREGORY ALL						
1233/1734	4/20/2012	WD	Q	I	01	190,000
GRANTOR: JOSEPH G & JANET FLYN						
GRANTEE: DAVID W & JAMMI L C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 PTO= N8 PTO= N9 W20 S17 E5 N8 E15$ W15 S8 E15$ FSP= W30 S8 E26 N4 R4 U4 $ D4 L4 S4 W26 S29 E30 FOP= E8 N4 W8 S4$ N4 E8 S1 FGR= S22 E22 N22 W22$ E22 N34$.

LAND DESCRIPTION

TOTAL OB/XF 27,164

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 08/18/2026 BY TP Total Acres: 1.01 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS