(AKA LOT 19-A, THE WOODLANDS S/D FOLLOWS):
COMM NW COR OF NE1/4, RUN E 399.

MEYERSON MAUREEN AKEY
125 NW WOODLANDS TER
LAKE CITY, FL 32055

**2027**

**18-3S-16-02177-120**

## BUILDING CHARACTERISTICS

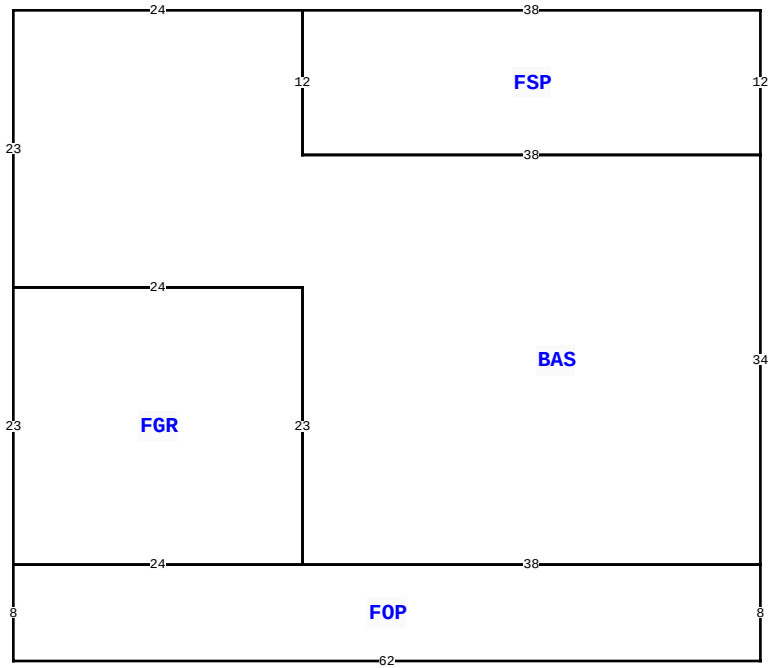
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 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 | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 18316.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,844 | 100 | | 1,844 | 178,516 |
| FGR | 552 | 55 | | 304 | 29,430 |
| FOP | 496 | 30 | | 149 | 14,425 |
| FSP | 456 | 40 | | 182 | 17,619 |
| TOTALS | 3,348 | | | 2,479 | 239,989 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,479 | 115.8000 | 127.38 | 315,775 | 2001 | 2001 | 0 | 0 | 0 | 24.00 | 76.00 |

1 SINGLE FAM 100% - 2012 Heated Area: 1844 HX Base Yr 2012




125 NW WOODLANDS TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 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 | 984.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 1,476 | |
| 2 | 0031 | BARN,MT AE | 0 | 100 | 60 | 40 | 1.00 | UT | 0.00 | 0.00 | 100 | 2001 | 2001 | 3 | 100 | 10,000 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2023 | 2022 | | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 239,989 |
| TOTAL MARKET OB/XF VALUE | 12,276 |
| TOTAL LAND VALUE - MARKET | 53,700 |
| TOTAL MARKET VALUE | 275,085 |
| SOH/AGL Deduction | 84,654 |
| ASSESSED VALUE | 190,431 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 139,020 |
| TOTAL JUST VALUE | 305,965 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 310,336 |

SALE:1:1: 6.39 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17712 | SFR | 333 | 12/05/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1467/1044 | 5/13/2022 | LE | U | I | 14 | 100 |
| GRANTOR: MEYERSON MAUREEN AKEY | | | | | | |
| GRANTEE: MEYERSON MAUREEN AK | | | | | | |
| 1221/1425 | 9/16/2011 | WD | Q | I | 01 | 170,000 |
| GRANTOR: LOIS C WHITE (A WIDOW | | | | | | |
| GRANTEE: MAUREEN AKEY MEYERS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 S23 FGR= S23 E24 N23 W24$ E24 S23 FOP= W24 S8 E62 N8 W38$ E38 N34 FSP= N12 W38 S12 E38$ W38 N12$.

## LAND DESCRIPTION

TOTAL OB/XF 12,276

| 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 | | A-1 | 0.00 | 0.00 | 2.17 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 21,700 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,120 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 32,000 | | | | | | | |

REVIEW DATE 01/31/2023 BY KS Total Acres: 6.17 Total Land Value: 22,820 Market: 32,000 Agricultural: 1,120 Common: 21,700 PRINTED 11/17/2026 BY SYS