

COMM SE COR OF SEC, RUN N 1418.6
W 2113.34 FT FOR POB, CONT W 450
E R/W SR 47, RUN N 300 FT, E 450

MEADE CAROL/MEADE ELIOT
2409 SW STATE ROAD 47
LAKE CITY, FL 32025

2026

18-4S-17-08479-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	04	SINGLE SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,265	100	
FGR	460	55	
FOP	20	30	
FOP	200	30	
TOTALS	2,945		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 0									
			Heated Area: 2265								
				HX Base Yr							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		218,802	
TOTAL MARKET OB/XF VALUE		19,410	
TOTAL LAND VALUE - MARKET		30,500	
TOTAL MARKET VALUE		268,712	
SOH/AGL Deduction		106,587	
ASSESSED VALUE		162,125	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		110,714	
TOTAL JUST VALUE		268,712	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,865	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12708	POOL	90	06/30/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/0548	1/25/2018	WD	U	I	30	71,100
GRANTOR: CAROL D GASKINS, NKA						
GRANTEE: CAROL MEADE & ELIOT						
0805/0558	5/02/1995	QC	Q	I	01	0
GRANTOR: WILLIAM CECIL GASKINS						
GRANTEE: CAROL D GASKINS						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
5	0166	CONC, PAVMT	0	100	0	0	616.00	UT	1.50	1.50	100	1997	1997	3	100	924	
6	0294	SHED WOOD/	0	100	20	20	400.00	UT	7.50	7.50	50	1993	1993	3	50	1,500	

TOTAL OB/XF												19,410	
2409 SW STATE ROAD 47 , LAKE CITY													

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W67 S33 E15 S2 E16 FOP= E5 N4 W5 S4\$ N4 E5 S4 E16 N2 E15 FGR= E20 N23 W20 S23\$ N23 FOP= E20 N10W20 S10\$ N10\$.	

LAND DESCRIPTION		TOTAL OB/XF												19,410										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	3.05	AC		1.00	1.00	0.50	20,000.00	10,000.00	30,500							