LOT 7 MEADOW VIEW S/D & ALSO COM
SE1/4, RUN W 1250 FT, S 34.13 FT
S 289.64 FT, E 564.35 FT, N 183.

RICKETSON J THOMAS TRUST DATED OCTOBER 24, 2007
1619 NW RICKETSON GLN
LAKE CITY, FL 32055

2026

18-5S-16-03642-107

BUILDING CHARACTERISTICS

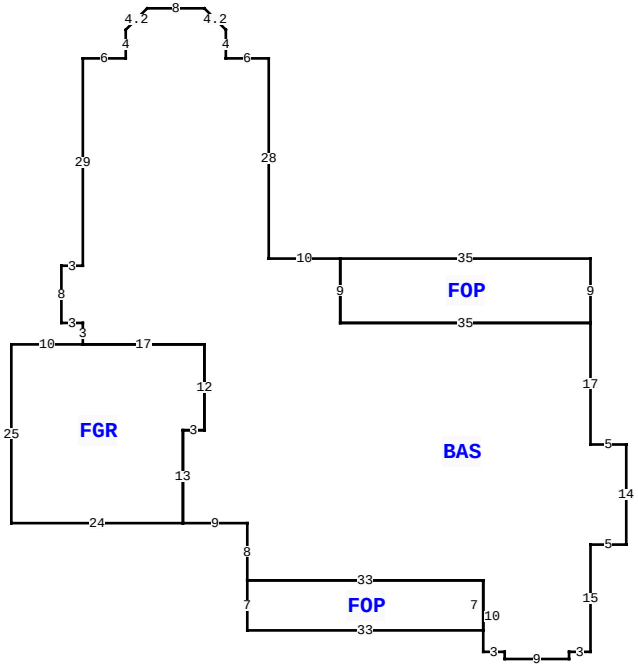
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,380	100		3,380	378,669
FGR	636	55		350	39,212
FOP	231	30		69	7,731
FOP	315	30		94	10,531
TOTALS	4,562			3,893	436,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,893	114.2757	130.27	507,141	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 0% - 2024 Heated Area: 3380 HX Base Yr



594 SW MEADOW VIEW CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	436,141
TOTAL MARKET OB/XF VALUE	12,444
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	503,585
SOH/AGL Deduction	0
ASSESSED VALUE	503,585
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	503,585
TOTAL JUST VALUE	503,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	500,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29273	SFR	1,280	03/25/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/587	7/10/2023	WD	U	I	11	100
GRANTOR: TLA INC						
GRANTEE: RICKETSON J THOMAS						
1418/2171	9/02/2020	WD	U	I	11	100
GRANTOR: DOROTHY M RICKETSON						
GRANTEE: TLA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N28 W6 N4 L3 U3 W8 D3 L3 S4 W6 S29 W3 S8 E3 S3
FGR= W10 S25 E24 N13 E3 N12 W17$ E17 S12 W3 S13 E9 S8 FOP= S7
E33 N7 W33$ E33 S10 E3 S1 E9 N1 E3 N15 E5 N14 W5 N17 FOP= N9
W35 S9 E35$ W35 N9$.

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	0	0	0	3,822.00	UT	2.00	2.00	100	2011	2011	3	100	7,644	
2	0180	FPLC 1STRY	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	4,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 12,444

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.10	50,000.00	55,000.00	55,000							

REVIEW DATE 02/04/2026 BY JB Total Acres: 8.69 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/12/2026 BY SYS