LOT 5 SUNSET MEADOWS.

WD 1357-1110, WD 1416-1034,

GABLE JEREMY/GABLE MEGAN
239 NW MEADOWLARK DR
LAKE CITY, FL 32055

2027

30-3S-17-05842-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

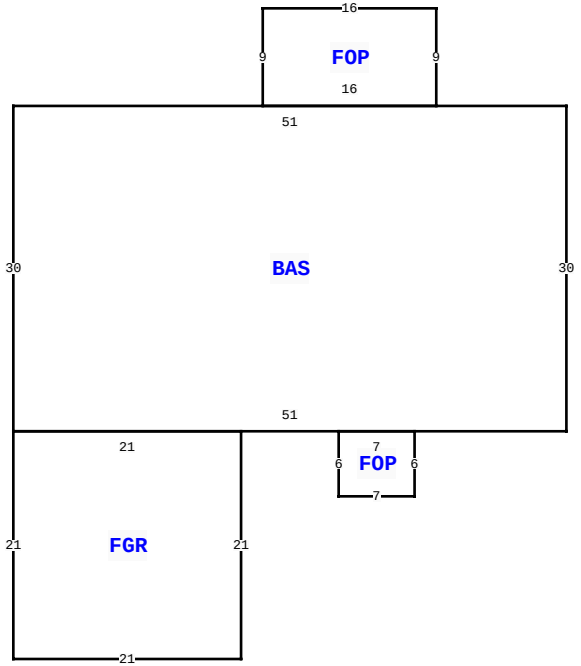
NEIGHBORHOOD/LOC 30317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100		1,530	191,135
FGR	441	55		243	30,357
FOP	42	30		13	1,625
FOP	144	30		43	5,372
TOTALS	2,157			1,829	228,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,829	119.5425	131.50	240,514	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 1530 HX Base Yr 2021



239 NW MEADOWLARK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	228,488
TOTAL MARKET OB/XF VALUE	1,643
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	252,631
SOH/AGL Deduction	82,413
ASSESSED VALUE	170,218
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	118,807
TOTAL JUST VALUE	252,631
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37023	SFR	809	07/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1034	7/31/2020	WD	Q	I	01	219,900
GRANTOR: NORTH FLORIDA LAND EX						
GRANTEE: JEREMY & MEGAN GABL						
1357/1110	4/03/2018	WD	Q	V	05	157,500
GRANTOR: SUNSHINE PROPERTIES G						
GRANTEE: NORTH FLORIDA LAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=90,0] E51 S30 W51 N30 $
FGR=[ORIG=90,30] E21 S21 W21 N21 $
FOP=[ORIG=113,-9] E16 S9 W16 N9 $
FOP=[ORIG=120,30] E7 S6 W7 N6 $
.

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	730.00	UT	2.25	2.25	100	2021	2020		100	1,643	

LAND DESCRIPTION

TOTAL OB/XF 1,643

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 11/16/2015 BY DF Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS