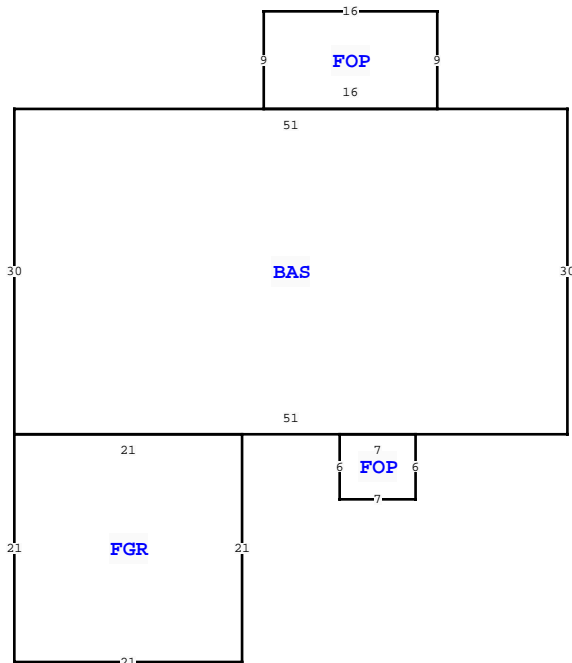


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

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	133.89	244,885	2020	2020	0	0	5.00	95.00
1 SINGLE FAM 100% - 2021 Heated Area: 1530 HX Base Yr 2021											



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	194,609
FGR	441	55		243	30,908
FOP	42	30		13	1,654
FOP	144	30		43	5,469
TOTALS	2,157			1,829	232,641

239 NW MEADOWLARK DR, LAKE CITY

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

EXTRA FEATURES																
L N	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			2.25	100	2021	2020		100	1,643	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			232,641
TOTAL MARKET OB/XF VALUE			1,643
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			256,784
SOH/AGL Deduction			91,524
ASSESSED VALUE			165,260
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			113,849
TOTAL JUST VALUE			256,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,233

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	Q	I	01	219,900
GRANTOR: NORTH FLORIDA LAND EX						
GRANTEE: JEREMY & MEGAN GABL						
1357/1110	4/03/2018	WD Q	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 \$											
POP=[ORIG=120,30] E7 S6 W7 N6 \$											

LAND DESCRIPTION												TOTAL OB/XF												
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							