LOT 12 SUNSET MEADOWS.

WD 1370-1862, WD 1441-1928,

IVEY RONALD E JR/IVEY LAURA M
244 NW MEADOWLARK DR
LAKE CITY, FL 32055

2027

30-3S-17-05842-112

BUILDING CHARACTERISTICS

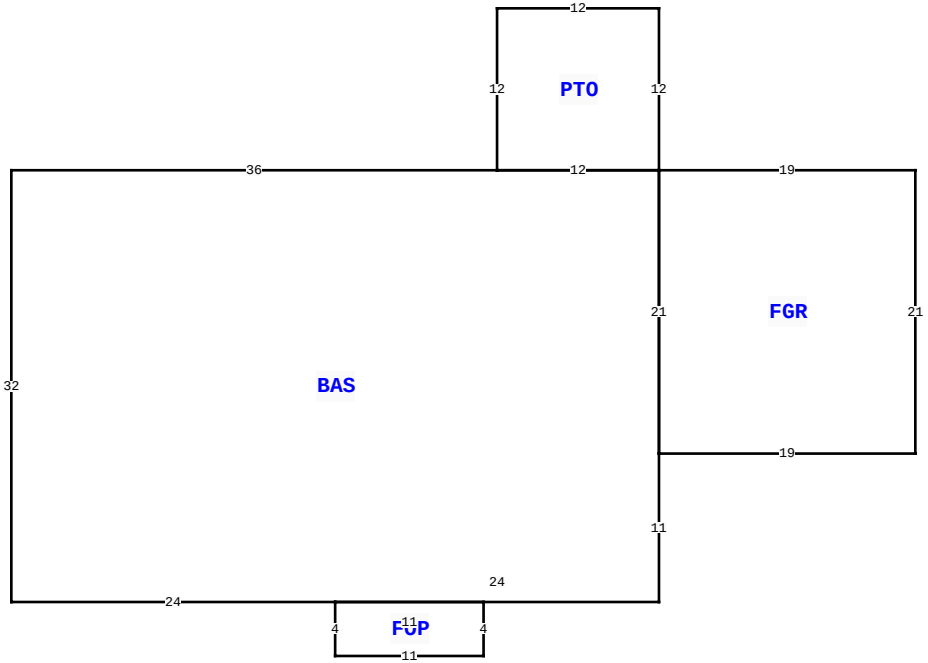
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 06
NEIGHBORHOOD/LOC	30317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	185,617
FGR	399	55		219	26,465
FOP	44	30		13	1,571
PTO	144	5		7	846
TOTALS	2,123			1,775	214,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,775	118.1292	129.94	230,644	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2022 Heated Area: 1536 HX Base Yr 2022



244 NW MEADOWLARK DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	1,488.00	UT	2.00	2.00	100	2018	2018	3	100	2,976	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		214,499
TOTAL MARKET OB/XF VALUE		2,976
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		239,975
SOH/AGL Deduction		14,986
ASSESSED VALUE		224,989
TOTAL EXEMPTION VALUE	HX HB 13	224,989
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		239,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36318	SFR	732	02/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1928	6/24/2021	WD	Q	I	01	219,000
GRANTOR: CAMPBELL ARNOLD &						
GRANTEE: IVEY RONALD E JR						
1370/1862	10/09/2018	WD	Q	I	01	169,000
GRANTOR: SUNSHINE PROPERTIES G						
GRANTEE: ARNOLD CAMPBELL & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S32 E24 FOP= S4 E11 N4 W11$E24 N11 FGR= E19 N21 W19 S21$ N21 PTO= N12 W12 S12 E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 2,976

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 01/30/2019 BY HC Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS