LOT 2 SUNSET MEADOWS ADDITION.

WD 1350-1340,

WALKER NIMOTA OLUREMI
324 NW MEADOWLARK DR
LAKE CITY, FL 32055

2027

30-3S-17-05842-122

BUILDING CHARACTERISTICS

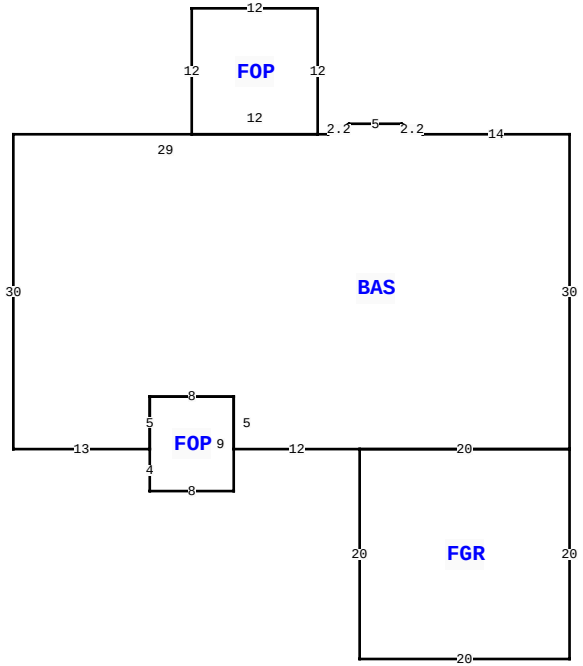
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
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	1,557	100		1,557	161,844
FGR	400	55		220	22,868
FOP	72	30		22	2,287
FOP	144	30		43	4,470
TOTALS	2,173			1,842	191,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,842	101.6064	111.77	205,880	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1557 HX Base Yr 2019



324 NW MEADOWLARK DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	191,468
TOTAL MARKET OB/XF VALUE	3,031
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	216,999
SOH/AGL Deduction	57,658
ASSESSED VALUE	159,341
TOTAL EXEMPTION VALUE	HX HB 13 159,341
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	216,999
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36224	SFR	822	01/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/1340	7/27/2017	WD	Q	V	01	11,900

GRANTOR: SUNSHINE PROPERTIES G

GRANTEE: NIMOTA OLUREMI WALK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 L2 U1 W5 D1 L2 W1 FOP= N12 W12 S12 E12$ W29 S30 E13 FOP= S4 E8 N9 W8 S5$ N5 E8 S5 E12 FGR= S20 E20 N20 W20$ E20 N30$.

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	1,347.00	UT	2.25	2.25	100	2018	2018	3	100	3,031	

LAND DESCRIPTION

TOTAL OB/XF 3,031

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