

LOT 2 MEADOWS WEST EST.  
 COMM NE COR OF SE1/4 OF NE1/4, R  
 40 FT TO W R/W CR-131 & S R/W LI

VERAS CLAUDIO/VERAS LORA  
 11206 S US HWY 441  
 LAKE CITY, FL 32025

**2026**

31-5S-17-09465-012  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 4,000 <b>TOTAL LAND VALUE - MARKET</b> 45,591 <b>TOTAL MARKET VALUE</b> 49,591 <b>SOH/AGL Deduction</b> 12,481 <b>ASSESSED VALUE</b> 37,110 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 37,110 <b>TOTAL JUST VALUE</b> 49,591 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 39,070											
DOR CODE		0000 VACANT																													
MAP NUM		MKT AREA 02																													
NEIGHBORHOOD/LOC		31517.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
<b>TOTALS</b> <b>EXTRA FEATURES</b> 240 SW GALILEE LOOP, LAKE CITY BLD DATE: LGL DATE: 05/06/2026 MLU XF DATE: LAND DATE: INC DATE: AG DATE:																															
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	9946	Well	0	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000														
<b>LAND DESCRIPTION</b> L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																															
1	0000	C	VAC RES	0		A-1	0.00	0.00	5.01	AC	1.00	1.00	0.70	13,000.00	9,100.00	45,591															
<b>REVIEW DATE</b> 01/31/2019 <b>BY</b> DF Total Acres: 5.01 Total Land Value: 45,591 Market: 0 Agricultural: 0 Common: 45,591 <b>PRINTED 05/12/2026 BY SYS</b>																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37544	PUMP/UTPOL	50	12/14/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1370/0629	10/05/2018	WD	Q	V	01	25,000
GRANTOR: NELSON MONTERO						
GRANTEE: CLAUDIO & LORA VERA						
1367/2539	5/24/2018	WD	U	V	37	5,000
GRANTOR: VICTOR & ANA VALENZUE						
GRANTEE: NELSON MONTERO						

BUILDING NOTES

BUILDING DIMENSIONS