

LOT 3 MEADOWS WEST ESTATES UNREC  
 COMM NE COR OF SE1/, RUN S 21.77  
 INTERS W R/W CR-131 WITH S R/W G

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

**2026**

31-5S-17-09465-013  


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> TOTAL MARKET OB/XF VALUE 3,000 TOTAL LAND VALUE - MARKET 45,591 TOTAL MARKET VALUE 48,591 SOH/AGL Deduction 8,252 <b>ASSESSED VALUE</b> 40,339 TOTAL EXEMPTION VALUE 0 <b>BASE TAXABLE VALUE</b> 40,339 TOTAL JUST VALUE 48,591 NCON VALUE 0 <b>INCOME VALUE</b> PREVIOUS YEAR MKT VALUE 38,070																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 000044476      Electrical Servic      0      05/18/2022 41061      M H                12/22/2020																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1383/2020</td> <td>4/26/2019</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>25,000</td> </tr> </tbody> </table> GRANTOR: TORRES RICARDO GRANTEE: VERAS CLAUDIO 0950/0940      4/01/2002      WD      Q      V           22,000 GRANTOR: EVERETT W ROGERS GRANTEE: RICARDO & IVELISSE										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1383/2020	4/26/2019	WD	Q	V	01	25,000
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										182 SW GALILEE LOOP, LAKE CITY <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	LGL DATE	05/06/2026	MLU																				
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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	9947	Septic	0	0	0	0	1.00	UT 3,000.00	3,000.00	100			3	100	3,000																												
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 3,000																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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> 05/23/2022 <b>BY</b> JB      Total Acres: 5.01      Total Land Value: 45,591      Market: 0      Agricultural: 0      Common: 45,591 <b>PRINTED 06/30/2026 BY SYS</b>																																											