

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,010	100	2024
FGR	506	55	2024
FOP	186	30	2024
FOP	297	30	2024
TOTALS	2,999		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024								
Heated Area: 2010						HX Base Yr 2024					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			312,157
TOTAL MARKET OB/XF VALUE			34,300
TOTAL LAND VALUE - MARKET			103,410
TOTAL MARKET VALUE			404,525
SOH/AGL Deduction			52,660
ASSESSED VALUE			351,865
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			300,454
TOTAL JUST VALUE			449,867
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			440,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043638	New Residential C	336,000	02/02/2022
000043366	Storage Building	28,919	12/13/2021
000043297	Storage Building	10,004	12/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1438	11/12/2021	WD	Q	V	05	110,000
GRANTOR: MEADOWS LLC						
GRANTEE: TOWNSEND DAVID D						
1407/1174	2/26/2020	QC	U	V	11	100
GRANTOR: ONELVY HERNANDEZ						
GRANTEE: MEADOWS LLC						

EXTRA FEATURES		391 SW MEADOW WOOD GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0030	BARN,MT	0 100
2	0030	BARN,MT	0 100
3	0040	BARN,POLE	0 100
4	0040	BARN,POLE	0 100
5	0166	CONC,PAVMT	0 100
6	0104	GENERATOR	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/04/2026		MLU

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	0030	BARN,MT	0 100	0	0	1.00	UT	7,500.00	7,500.00	100	2023	2022		100	7,500	
2	0030	BARN,MT	0 100	12	50	1.00	UT	9,000.00	9,000.00	100	2023	2022		100	9,000	
3	0040	BARN,POLE	0 100	18	50	1.00	UT	6,300.00	6,300.00	100	2023	2022		100	6,300	
4	0040	BARN,POLE	0 100	12	50	1.00	UT	4,200.00	4,200.00	100	2023	2022		100	4,200	
5	0166	CONC,PAVMT	0 100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	
6	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
TOTAL OB/XF 34,300																

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=60,10] S37 E8 E8 N6 E6 S6 E11 N6 E22 N42 W13 S11 W27 W15 \$											
FOP=[YR=2024;ORIG=75,-1] S11 E27 N11 W27 \$											
FOP=[YR=2024;ORIG=68,47] S6 E25 N6 W11 N6 W6 S6 W8 \$											
FGR=[YR=2024;ORIG=93,41] S6 S6 S11 E22 N23 W22 \$											

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		A-3	0.00	0.00	3.26	AC		1.00	1.00	1.00	9,000.00	9,000.00	29,340							
2	5500	A	TIMBER 2	0					5.30	AC		1.00	1.00	1.00	445.00	445.00	2,358							
3	0000	C	VAC RES	100		A-3	0.00	0.00	2.93	AC		1.00	1.00	1.00	9,000.00	9,000.00	26,370							
4	9910	M	MKT.VAL.AG	0					5.30	AC		1.00	1.00	1.00	9,000.00	9,000.00	47,700							