

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	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		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,208	100	2023
FOP	780	30	2023
TOTALS	2,988		
		2,442	304,762

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% - 2023									
			Heated Area: 2208			HX Base Yr 2023					
TOTALS	2,988		2,442	304,762							

COLUMBIA COUNTY PROPERTY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			304,762
TOTAL MARKET OB/XF VALUE			15,480
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			375,242
SOH/AGL Deduction			36,484
ASSESSED VALUE			338,758
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			287,347
TOTAL JUST VALUE			375,242
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			367,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042154	New Residential C	305,700	06/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1659	12/31/2020	WD Q	Q	V	01	47,000
GRANTOR: PURDHAM VERNON D						
GRANTEE: ALBRITTON JAMES M J						
1367/0146	8/08/2018	WD Q	Q	V	01	46,000
GRANTOR: WAYNE L DORCAS						
GRANTEE: VERNON D & FRANCES						

EXTRA FEATURES															
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 24 40	960.00	UT	15.00	15.00	100	2024	2023		100	14,400	
2	0166	CONC,PAVMT	0	100 0 0	1.00	UT	1,080.00	1,080.00	100	2024	2023		100	1,080	

BUILDING NOTES			
455 SW MEADOW WOOD GLN, LAKE CITY			
BLD DATE		LGL DATE	04/22/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=10,-11] N20 W16 S2 W12 S2 W17 N4 W16 S38 E15 N1 E30 S1 E16 N12 E2 N6 W2 \$	
FOP=[YR=2023;ORIG=17,-31] N20 W22 S12 W31 S8 E1 S4 E17 N2 E12 N2 E16 E7 \$	

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							