LOT 3 MEADOW WOOD S/D.

WD 1355-1165, WD 1367-146, WD 14

ALBRITTON JAMES M JR/ALBRITTON DORRIE
455 SW MEADOW WOOD GLN
LAKE CITY, FL 32024

2026

35-3S-15-00276-103

BUILDING CHARACTERISTICS

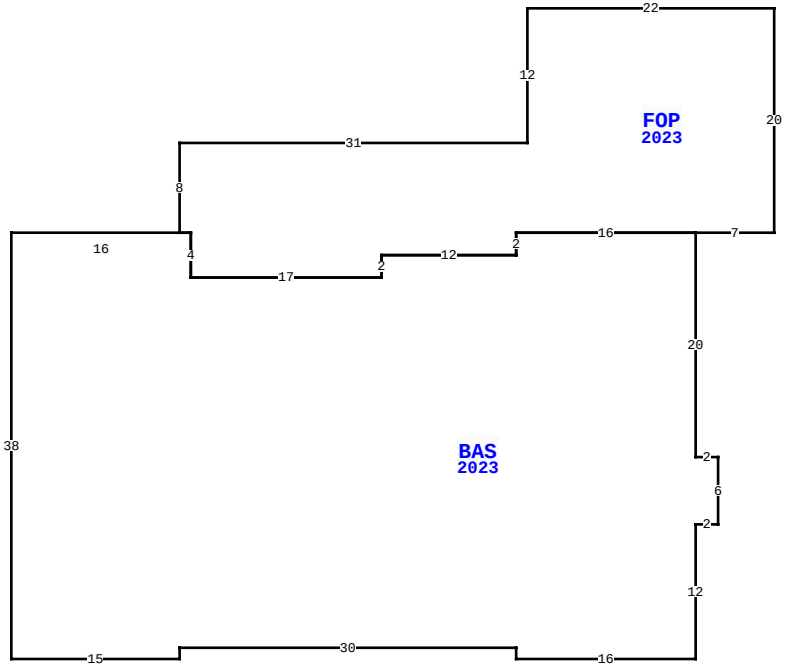
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100	2023	2,208	270,718
FOP	780	30	2023	234	28,691
TOTALS	2,988			2,442	299,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,442	112.8600	126.40	308,669	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2208 HX Base Yr 2023



455 SW MEADOW WOOD GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		299,409
TOTAL MARKET OB/XF VALUE		15,480
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		369,889
SOH/AGL Deduction		31,131
ASSESSED VALUE		338,758
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		287,347
TOTAL JUST VALUE		369,889
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	V	01	47,000
GRANTOR: PURDHAM VERNON D						
GRANTEE: ALBRITTON JAMES M J						
1367/0146	8/08/2018	WD	Q	V	01	46,000
GRANTOR: WAYNE L DORCAS						
GRANTEE: VERNON D & FRANCES						

BUILDING NOTES

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 $

.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 15,480

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		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2023 BY TW Total Acres: 4.96 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 06/19/2026 BY SYS