LOTS 5 & 6 MEADOW WOOD S/D.
WD 1340-398, WD 1342-862, WD 134

GOMEZ CECILE/TURNER MATTHEW A
561 SW MEADOW WOOD GLN
LAKE CITY, FL 32024

2027

35-3S-15-00276-106

BUILDING CHARACTERISTICS

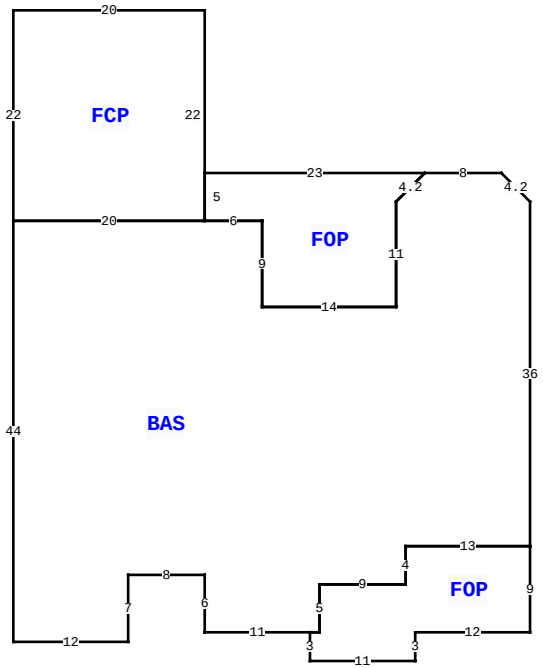
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
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	2,059	100		2,059	259,661
FCP	440	25		110	13,873
FOP	195	30		58	7,314
FOP	231	30		69	8,702
TOTALS	2,925			2,296	289,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,296	121.9680	134.16	308,031	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2059 HX Base Yr 2021



561 SW MEADOW WOOD GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		289,549
TOTAL MARKET OB/XF VALUE		20,788
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		409,337
SOH/AGL Deduction		39,224
ASSESSED VALUE		370,113
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		318,702
TOTAL JUST VALUE		409,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39643	SFR	0	04/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1770	8/30/2021	WD	U	V	30	95,500
GRANTOR: TURNER CLEVELAND JR						
GRANTEE: TURNER CECILE						
1408/2397	3/26/2020	WD	U	V	11	100
GRANTOR: CECILE GOMEZ						
GRANTEE: CECILE GOMEZ & MATT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 L3 D3 FOP= U3 R3 W23 S5 E6 S9 E14 N11$ S11 W14 N9 W6 FCP= N22 W20 S22 E20 $ W20 S44 E12 N7 E8 S6 E11 FOP= S3 E11 N3 E12 N9 W13 S4 W9 S5 W1$ E1 N5 E9 N4 E13 N36 U3 L3 $.

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	0166	CONC,PAVMT	0	100	22	24	528.00	UT	2.25	2.25	100	2020	2020	3	100	1,188	
2	0030	BARN,MT	0	100	30	40	1,200.00	UT	15.00	15.00	100	2024	2023		100	18,000	
3	0252	LEAN-TO W/	0	100	40	8	320.00	UT	5.00	5.00	100	2024	2023		100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 20,788

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	0.90	55,000.00	49,500.00	49,500							
2	0000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	0.90	55,000.00	49,500.00	49,500							

REVIEW DATE 07/20/2023 BY JB Total Acres: 10.02 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/17/2026 BY SYS