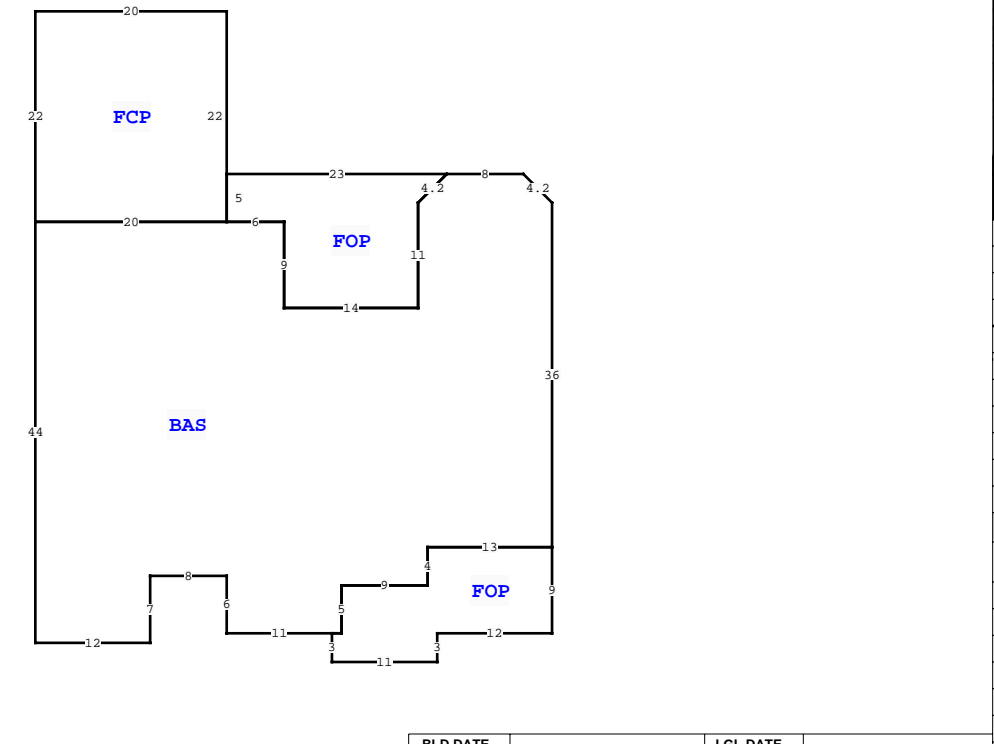


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

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	136.60	313,634	2020	2020	0	0	1	5.00	94.00		
1 SINGLE FAM 100% - 2021 Heated Area: 2059 HX Base Yr 2021														



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	264,383
FCP	440	25		110	14,124
FOP	195	30		58	7,448
FOP	231	30		69	8,860
TOTALS	2,925			2,296	294,816

561 SW MEADOW WOOD GLN, LAKE CITY
BLD DATE: 05/04/2026 MLU

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	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	

TOTAL OB/XF														20,788			
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LAND DESCRIPTION																								
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	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							

TOTAL OB/XF														20,788			
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	294,816			
TOTAL MARKET OB/XF VALUE	20,788			
TOTAL LAND VALUE - MARKET	99,000			
TOTAL MARKET VALUE	414,604			
SOH/AGL Deduction	57,129			
ASSESSED VALUE	357,475			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	306,064			
TOTAL JUST VALUE	414,604			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	402,740			

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													
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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 \$.													