LOTS 8 & 9 MEADOW WOOD S/D.
WD 1347-1305, WD 1347-1311, WD 1

MATUKAITIS CHARLES J/MATUKAITIS BETH A
486 SW MEADOW WOOD GLN
LAKE CITY, FL 32024

2026

35-3S-15-00276-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

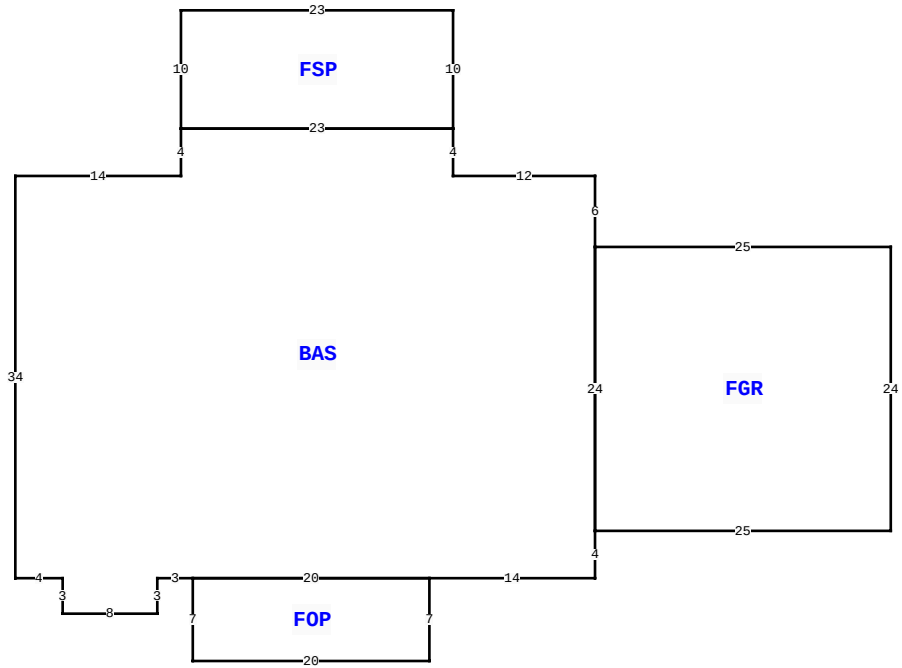
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	245,539
FGR	600	55		330	45,470
FOP	140	30		42	5,787
FSP	230	40		92	12,677
TOTALS	2,752			2,246	309,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,246	125.9060	143.53	322,368	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1782 HX Base Yr 2022



486 SW MEADOW WOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	04/18/2023 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		309,473
TOTAL MARKET OB/XF VALUE		53,575
TOTAL LAND VALUE - MARKET		71,393
TOTAL MARKET VALUE		386,389
SOH/AGL Deduction		47,234
ASSESSED VALUE		339,155
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		287,744
TOTAL JUST VALUE		434,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044823	Screen Enclosure	21,183	06/28/2022
000044489	Swimming Pool and	88,107	05/19/2022
000041626	New Residential C	279,000	03/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/838	9/09/2022	WD	Q	V	01	90,000
GRANTOR: MALDONADO ANGEL D ROS						
GRANTEE: MATUKAITIS CHARLES						
1423/1219	11/03/2020	WD	Q	V	01	55,000
GRANTOR: MIGUEL ANGEL HERRERA						
GRANTEE: CHARLES J & BETH A						

BUILDING NOTES

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	0280	POOL R/CON	0	100	26	10	260.00	UT	70.00	70.00	100	2023	2022		95	17,290	
2	0282	POOL ENCL	0	100	35	21	735.00	UT	15.00	15.00	100	2023	2022		80	8,820	
3	0166	CONC,PAVMT	0	100	0	0	475.00	UT	3.00	3.00	100	2023	2022		100	1,425	
4	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2024	2023		100	1,200	
5	0030	BARN,MT	0	100	36	46	1.00	UT	24,840.00	24,840.00	100	2024	2023		100	24,840	

BUILDING DIMENSIONS

BAS=[ORIG=80,10] W12 N4 W23 S4 W14 S34 E4 S3 E8 N3 E3 E20 E14 N4 N24 N6 $
FSP=[ORIG=45,-4] E23 S10 W23 N10 $
FOP=[ORIG=46,44] E20 S7 W20 N7 $
FGR=[ORIG=80,16] E25 S24 W25 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 53,575

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	3.00	AC		1.00	1.00	0.75	9,500.00	7,125.00	21,375							
2	6200	A	PASTURE 3	0		A-3	0.00	0.00	7.02	AC		1.00	1.00	1.00	280.00	280.00	1,966							
3	9910	M	MKT.VAL.AG	0					7.02	AC		1.00	1.00	0.75	9,500.00	7,125.00	50,018							

REVIEW DATE 02/05/2024 BY KS Total Acres: 10.02 Total Land Value: 23,341 Market: 50,018 Agricultural: 1,966 Common: 21,375 PRINTED 05/08/2026 BY SYS