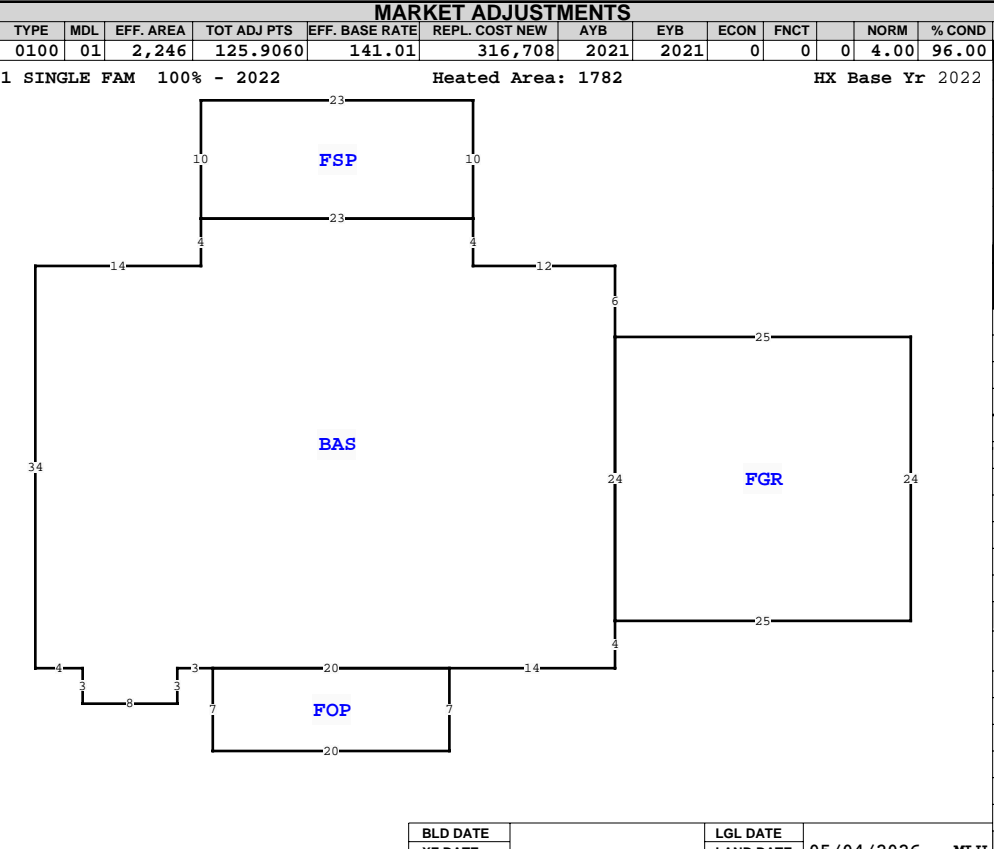


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,782	100	
FGR	600	55	
FOP	140	30	
FSP	230	40	
TOTALS	2,752		
			2,246
			304,040



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		304,040	
TOTAL MARKET OB/XF VALUE		53,575	
TOTAL LAND VALUE - MARKET		71,393	
TOTAL MARKET VALUE		380,956	
SOH/AGL Deduction		41,801	
ASSESSED VALUE		339,155	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		287,744	
TOTAL JUST VALUE		429,008	
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	Q	V	01	90,000
GRANTOR: MALDONADO ANGEL D ROS						
GRANTEE: MATUKAITIS CHARLES						
1423/1219	11/03/2020	WD Q	Q	V	01	55,000
GRANTOR: MIGUEL ANGEL HERRERA						
GRANTEE: CHARLES J & BETH A						

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

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

BUILDING NOTES	
486 SW MEADOW WOOD GLN, LAKE CITY	

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	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							