LOT 12 MEADOW WOOD S/D.
WD 1155-1179, WD 1364-15,

FLORES JORGE G/FLORES NYDIA I
336 SW MEADOW WOOD GLN
LAKE CITY, FL 32024

2026

35-3S-15-00276-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

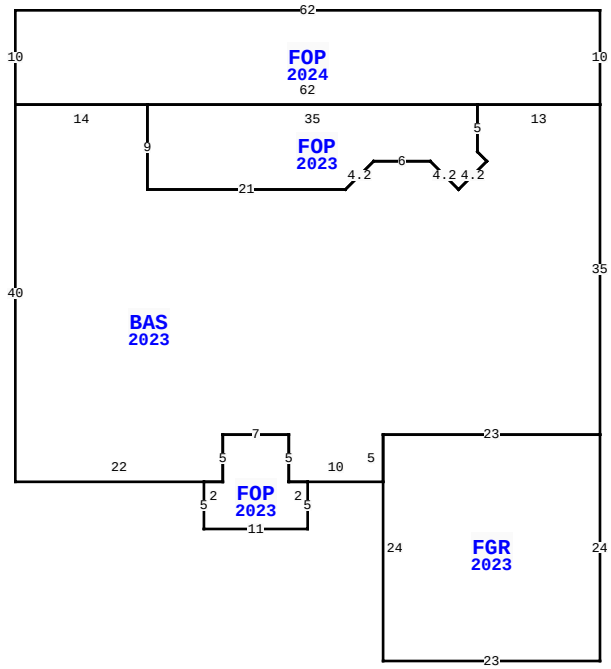
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,043	100	2023	2,043	272,763
FGR	552	55	2023	304	40,588
FOP	90	30	2023	27	3,605
FOP	287	30	2023	86	11,482
FOP	620	30	2024	186	24,833
TOTALS	3,592			2,646	353,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,646	120.7360	137.64	364,195	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2043 HX Base Yr 2023



336 SW MEADOW WOOD GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		353,269
TOTAL MARKET OB/XF VALUE		23,100
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		431,369
SOH/AGL Deduction		25,537
ASSESSED VALUE		405,832
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		349,421
TOTAL JUST VALUE		431,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042591	Storage Building	23,000	08/19/2021
000041943	New Residential C	275,000	05/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/0126	10/06/2020	WD	Q	V	01	48,000
GRANTOR: PAUL & LESLIE MCDANIE						
GRANTEE: JORGE G & NYDIA I F						
1394/1778	9/12/2019	WD	Q	V	01	49,000
GRANTOR: RICHARD GEORGE JR & D						
GRANTEE: PAUL & LESLIE MCDAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,19] W13 S5 D1R1 D3L3 U3L3 W6 D3L3 W21 N9 W14 S40 E22 N5 E7 S5 E10 N5 E23 N35 $
FGR=[YR=2023;ORIG=67,54] E23 S24 W23 N24 $
FOP=[YR=2023;ORIG=77,19] W35 S9 E21 U3R3 E6 D3R3 U3R3 U1L1 N5 $
FOP=[YR=2023;ORIG=50,54] S5 W2 S5 E11 N5 W2 N5 W7 $
FOP=[YR=2024;ORIG=28,9] E62 S10 W62 N10 $
.

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	0	0	1.00	UT	21,000.00	21,000.00	100	2022	2021		100	21,000	
2	0166	CONC,PAVMT	0	100	0	0	700.00	UT	3.00	3.00	100	2024	2023		100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 23,100

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: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/08/2026 BY SYS