LOTS 10 & 11 MEADOW WOOD S/D.
WD 1133-1547, WD 1347-1305, WD 1

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

**2026**

**35-3S-15-00276-120**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

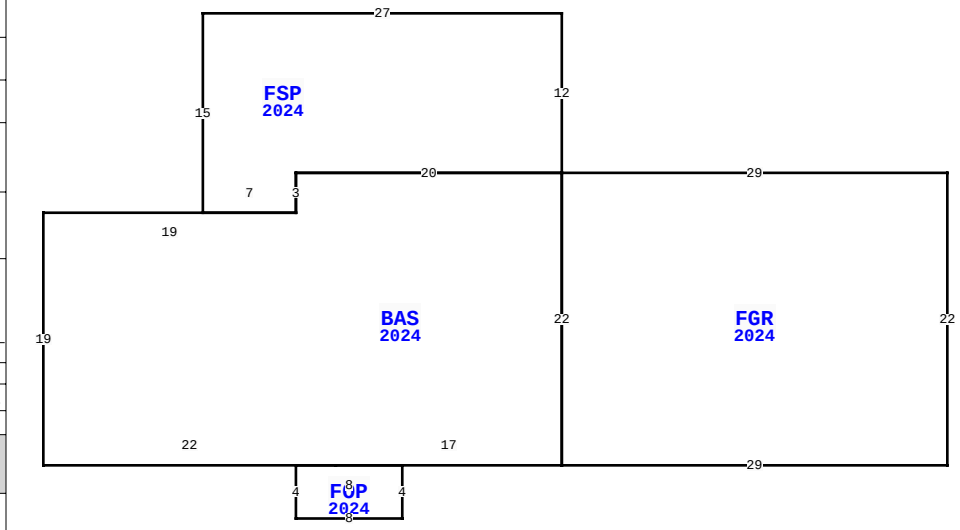
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| 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 | 801 | 100 | 2024 | 801 | 103,806 |
| FGR | 638 | 55 | 2024 | 351 | 45,488 |
| FOP | 32 | 30 | 2024 | 10 | 1,296 |
| FSP | 345 | 40 | 2024 | 138 | 17,884 |
| TOTALS | 1,816 | | | 1,300 | 168,474 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,300 | 116.0000 | 132.24 | 171,912 | 2023 | 2023 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 801 HX Base Yr




472 SW MEADOW WOOD GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | 04/18/2023 SPF |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 168,474 |
| TOTAL MARKET OB/XF VALUE | 7,040 |
| TOTAL LAND VALUE - MARKET | 82,665 |
| TOTAL MARKET VALUE | 185,167 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 185,167 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 185,167 |
| TOTAL JUST VALUE | 258,179 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 208,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047053 | New Residential C | 109,000 | 04/24/2023 |
| 38067 | STORAGE | 170 | 05/02/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1553/1929 | 11/05/2025 | WD | Q | I | 01 | 112,500 |
| GRANTOR: CALHOUN JAMES R | | | | | | |
| GRANTEE: MATUKAITIS CHARLES | | | | | | |
| 1341/2004 | 6/12/2017 | WD | Q | V | 01 | 45,000 |
| GRANTOR: MEADOWS LLC | | | | | | |
| GRANTEE: ANGEL D ROSADO MALD | | | | | | |

## 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 | 0294 | SHED WOOD/ | 0 | 0 | 11 | 32 | 352.00 | UT | 20.00 | 20.00 | 100 | 2019 | 2019 | 3 | 100 | 7,040 | |

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,-1] W20 S3 W19 S19 E22 E17 N22 $
FSP=[YR=2024;ORIG=50,-13] W27 S15 E7 N3 E20 N12 $
FOP=[YR=2024;ORIG=30,21] E8 S4 W8 N4 $
FGR=[YR=2024;ORIG=50,-1] E29 S22 W29 N22 $
.

## LAND DESCRIPTION

TOTAL OB/XF 7,040

| 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 | 0 | | | | | 1.00 | AC | | 1.00 | 1.00 | 0.75 | 11,000.00 | 8,250.00 | 8,250 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-3 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 280 | | | | | | | |
| 3 | 6200 | A | PASTURE 3 | 0 | | | | | 4.01 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,123 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | | | | 9.02 | AC | | 1.00 | 1.00 | 0.75 | 11,000.00 | 8,250.00 | 74,415 | | | | | | | |

REVIEW DATE 02/13/2024 BY jerry Total Acres: 10.02 Total Land Value: 9,653 Market: 74,415 Agricultural: 1,403 Common: 8,250 PRINTED 05/08/2026 BY SYS