LOT 54 MEADOWLANDS S/D PHASE 4.
AG 1052-420, QC 1173-137, WD 118

GAUTHIER STEVEN W SR
1295 SW HIGH FIELD TER
LAKE CITY, FL 32024

2026

36-5S-16-03761-154

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1295 SW HIGH FIELD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	72,400
SOH/AGL Deduction	5,983
ASSESSED VALUE	66,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,417
TOTAL JUST VALUE	72,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37798	M H	352	02/26/2019
33551	TR/TRAILER	238	11/17/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1466/2471	5/16/2022	WD	Q	I	03	140,000
GRANTOR: MALLEY RUSSELL						
GRANTEE: GAUTHIER STEVEN W S						
1286/2670	12/30/2014	WD	Q	V	01	31,500
GRANTOR: TRIAD COMMUNICATIONS						
GRANTEE: RUSSELL MALLEY & TE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/07/2026 BY KS Total Acres: 5.52 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/11/2026 BY SYS