LOT 58 MEADOWLANDS S/D PHASE 4.

AG 1061-1353, WD 1113-71, 72, WD

MILLARD- MCMAHON STEVEN R
1076 SW HIGH FIELD TER
LAKE CITY, FL 32024

2027

36-5S-16-03761-158

BUILDING CHARACTERISTICS

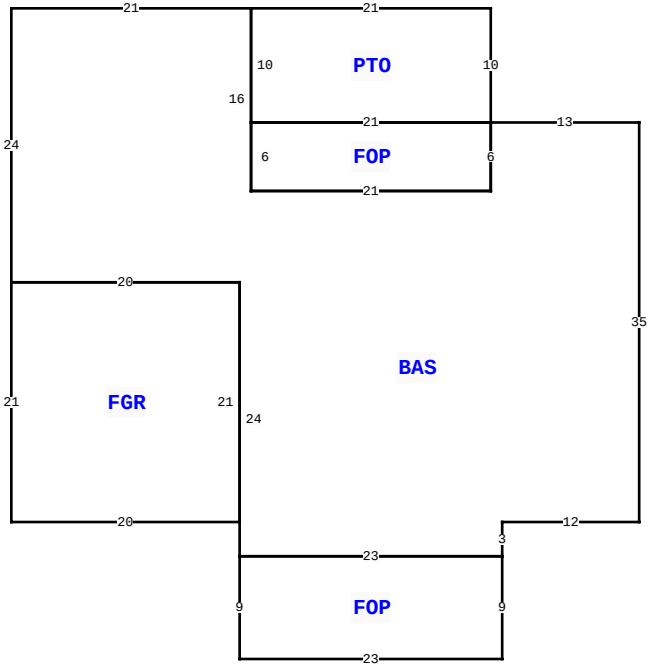
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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
BAS	1,658	100		1,658	170,598
FGR	420	55		231	23,769
FOP	126	30		38	3,910
FOP	207	30		62	6,380
PTO	210	5		10	1,029
TOTALS	2,621			1,999	205,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,999	114.0720	125.48	250,835	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2019 Heated Area: 1658 HX Base Yr 2019



1076 SW HIGH FIELD TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		205,685
TOTAL MARKET OB/XF VALUE		3,984
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		274,669
SOH/AGL Deduction		86,168
ASSESSED VALUE		188,501
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,090
TOTAL JUST VALUE		274,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052613	Roof Replacement	16,844	03/17/2025
000048824	Electrical Servic	0	12/11/2023
25734	SFR	529	04/23/2007
25681	TR/TRAILER	0	04/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/1781	8/24/2018	WD	Q	I	01	190,000
GRANTOR: SHELBY LEEANN WENTWOR						
GRANTEE: STEVEN R MILLARD-MC						
1335/0390	4/12/2017	QC	U	I	11	100
GRANTOR: TIFFANY M WILLIAMS						
GRANTEE: SHELBY LEEANN WENTW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N10 W21 S10 E21$ FOP= W21 S6 E21 N6 $ S6 W21 N16 W21 S24 FGR= S21 E20 N21 W20$ E20 S24 FOP= S9 E23 N9 W23$ E23 N3 E12 N35$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	428.00	UT	3.00	3.00	100	2007	2007	3	100	1,284	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 3,984

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-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: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS