LOT 59 MEADOWLANDS S/D PHASE 4.

AG 1056-1575, WD 1112-1616, 1617

KITCHEN DAVID/KITCHEN RANDI FURTAK
1028 SW HIGH FIELD TER
LAKE CITY, FL 32024

2027

36-5S-16-03761-159

BUILDING CHARACTERISTICS

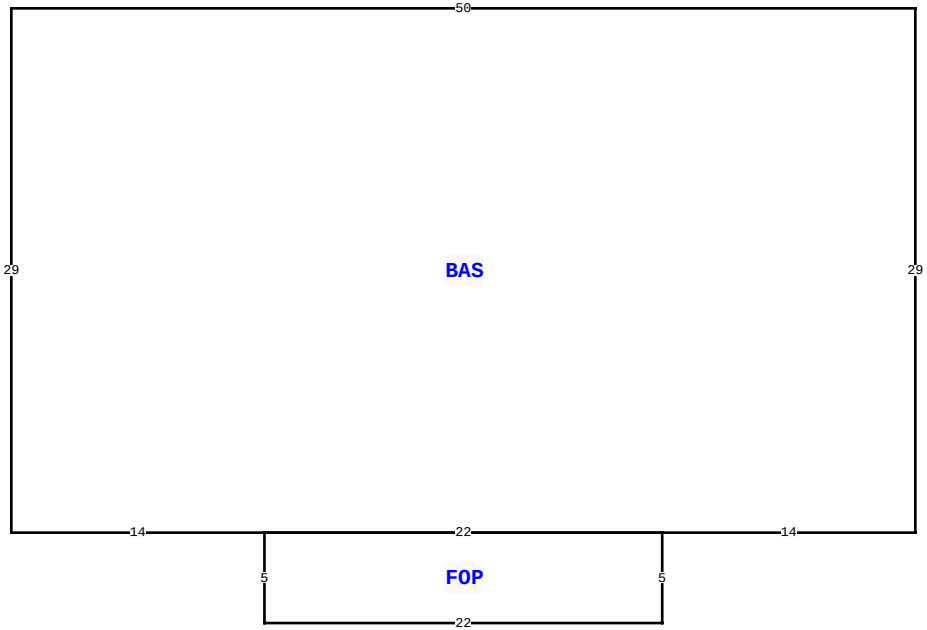
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	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	1,450	100		1,450	210,108
FOP	110	30		33	4,782
TOTALS	1,560			1,483	214,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,483	137.2140	150.94	223,844	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2024 Heated Area: 1450 HX Base Yr 2024



1028 SW HIGH FIELD TER, LAKE CITY

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

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	21,600	
2	0263	PRCH,USP	0	100	15	30	1.00	UT	6,750.00	6,750.00	100	2021	2020		100	6,750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,890
TOTAL MARKET OB/XF VALUE		35,350
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		315,240
SOH/AGL Deduction		0
ASSESSED VALUE		315,240
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		263,829
TOTAL JUST VALUE		315,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041790	New Residential C	164,000	04/23/2021
39251	STORAGE	0	02/06/2020
39173	TR/TRAILER	0	01/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/2100	5/04/2023	WD	Q	I	01	403,000
GRANTOR: DANIELLO BARBARA						
GRANTEE: KITCHEN DAVID						
1399/2376	11/22/2019	WD	Q	V	01	40,000
GRANTOR: THEODORE W III & DIAN						
GRANTEE: BARBARA DANIELLO &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=42,19] S29 E14 E22 E14 N29 W50 $
FOP=[ORIG=56,48] S5 E22 N5 W22 $
.

LAND DESCRIPTION

TOTAL OB/XF 35,350

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