LOTS 8 & 9 MEADOW WOOD S/D.
WD 1347-1305, WD 1347-1311, WD 1

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

2022

35-3S-15-00276-109

BUILDING CHARACTERISTICS

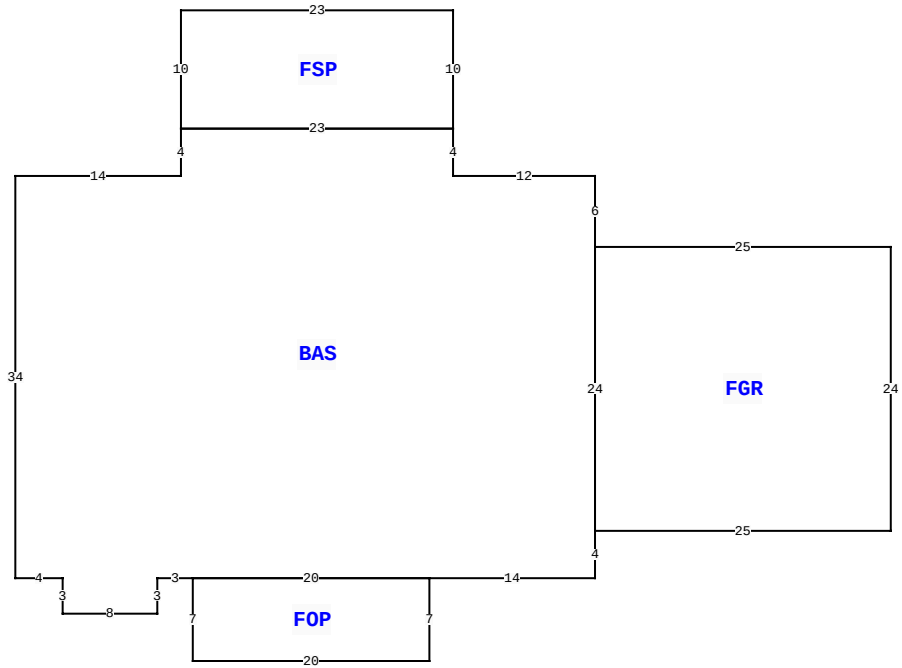
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD	35315.00	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	180,606
FGR	600	55	330	33,446
FOP	140	30	42	4,257
FSP	230	40	92	9,324
TOTALS	2,752		2,246	227,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,246	131.6290	101.35	227,632	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 HX Base Yr 2022



486 SW MEADOW WOOD Gln, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		227,632
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		84,084
TOTAL MARKET VALUE		262,828
SOH/AGL Deduction		29,624
ASSESSED VALUE		233,204
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		183,204
TOTAL JUST VALUE		311,716
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		40,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1423/1219	11/03/2020	WD	Q	V	01	55,000
GRANTOR: MIGUEL ANGEL HERRERA						
GRANTEE: CHARLES J & BETH A						
1420/1290	9/25/2020	WD	Q	V	01	49,000
GRANTOR: ROBERT & BARBARA MCPH						
GRANTEE: CHARLES JOSEPH & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=80,10] W12 N4 W23 S4 W14 S34 E4 S3 E8 N3 E3 E20 E14 N4 N24 N6 $
FSP=[ORIG=45,-4] E23 S10 W23 N10 $
FOP=[ORIG=46,44] E20 S7 W20 N7 $
FGR=[ORIG=80,16] E25 S24 W25 N24 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	SFR	100		A-3	0.00	0.00	4.00	AC		1.00	1.00	1.00	8,400.00	8,400.00	33,600							
2	6200	PASTURE 3	0					5.01	AC		1.00	1.00	1.00	265.00	265.00	1,328							
3	6200	PASTURE 3	0					1.01	AC		1.00	1.00	1.00	265.00	265.00	268							
4	9910	MKT.VAL.AG	0					6.01	AC		1.00	1.00	1.00	8,400.00	8,400.00	50,484							

REVIEW DATE 12/01/2021 BY HCTW Total Acres: 10.02 Total Land Value: 35,196 Market: 50,484 Agricultural: 1,596 Common: 33,600 PRINTED 05/05/2022