LOT 35 MEADOWLANDS S/D PHASE 3.
WD 1038-854, WD 1176-424, DC 138

JACKSON DOUGLAS/JACKSON SHEILA
318 CENTER RD
BRADFORD, NH 03221

2026

01-6S-16-03761-135

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

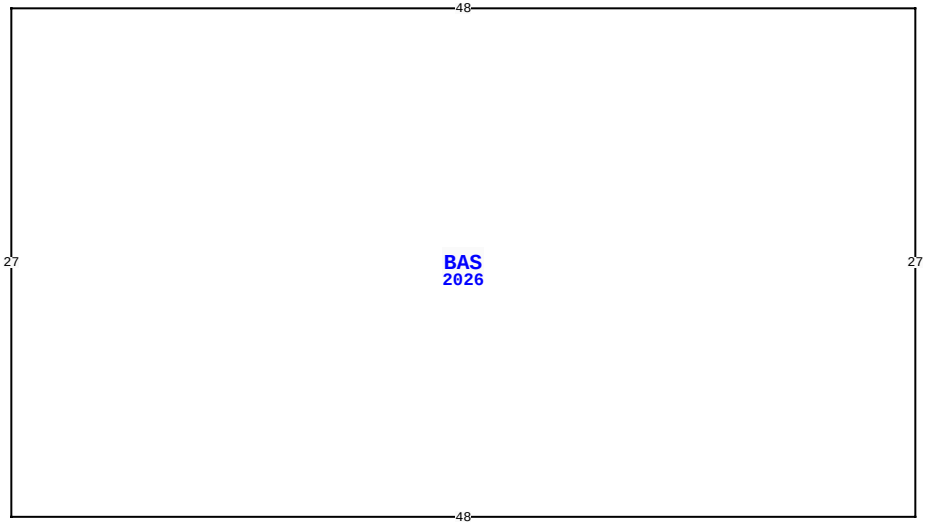
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,296	100	2026	1,296	131,935
TOTALS	1,296			1,296	131,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,296	113.0000	111.87	144,984	2020	2020	0	0	0	9.00	91.00

1 MANUF 2 0% - 2026 Heated Area: 1296 HX Base Yr



206 SW COLONY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	131,935
TOTAL MARKET OB/XF VALUE	21,400
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	208,335
SOH/AGL Deduction	1,167
ASSESSED VALUE	207,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,168
TOTAL JUST VALUE	208,335
NCON VALUE	149,335
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052286	Mobile Home		02/10/2025
000051895	Electrical Servic	0	12/20/2024
41228	ELECTRICAL		02/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1403/2791	1/22/2020	WD	Q	V	05	65,000
GRANTOR: CHARLES E FLEMING						
GRANTEE: DOUGLAS & SHEILA JA						
1176/0424	6/24/2009	WD	Q	V	01	60,000
GRANTOR: RICHARD M & IRENE J G						
GRANTEE: CHARLES B & CATHY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=18,7] E48 S27 W48 N27 $
.

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
3	0040	BARN,POLE	0	0	40	48	1,920.00	UT	7.50	7.50	100	2026	2025		100	14,400	

LAND DESCRIPTION

TOTAL OB/XF 21,400

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/26/2025 BY JB Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS