LOT 39 MEADOWLANDS S/D PHASE 3
QC 1109-650, POA 1145-2774,
QC 1145-2776 & (DC ESTHER C

BEVERLY JOHN SHANNON
386 SW COLONY GLN
LAKE CITY, FL 32024

2026

06-6S-17-03761-139

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

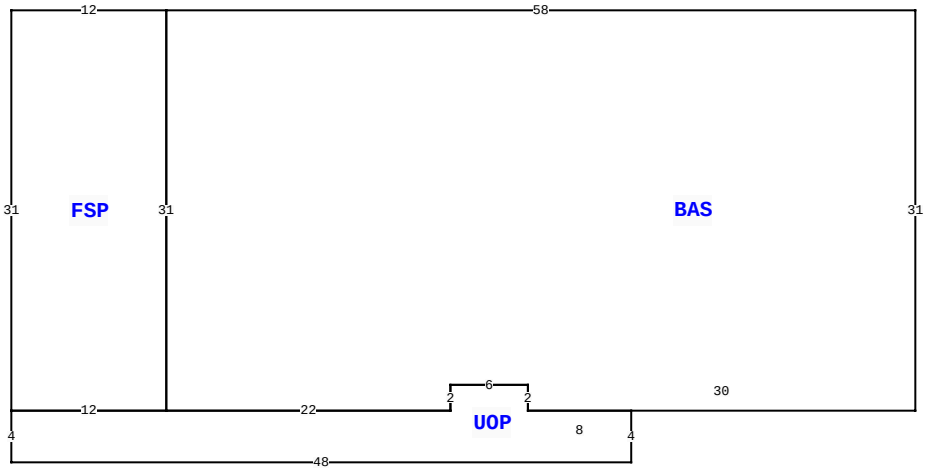
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,786	100		1,786	65,910
FSP	372	40		149	5,499
UOP	204	25		51	1,882
TOTALS	2,362			1,986	73,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,986	113.9000	68.34	135,723	2007	2007	0	0	0	46.00	54.00

1 MOBILE HME 0% - 0 Heated Area: 1786 HX Base Yr



388 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	73,290
TOTAL MARKET OB/XF VALUE	15,584
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	143,874
SOH/AGL Deduction	0
ASSESSED VALUE	143,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,874
TOTAL JUST VALUE	143,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,303

PRCL:0:3: 03/18/2020 AERIAL UPDATE BC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34595	M H	751	11/21/2016
25500	M H	479	02/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1276/1363	6/18/2014	WD	Q	I	01	87,000
GRANTOR: WILLIAM NASH						
GRANTEE: JOHN SHANNON BEVERL						
1145/2776	3/19/2008	QC	Q	V	01	0
GRANTOR: WILLIAM & ESTHER NASH						
GRANTEE: WILLIAM & ESTHER NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 FSP= W12 S31 E12 N31$ S31 UOP= W12 S4 E48 N4 W8 N2 W6 S2 W22$ E22 N2 E6 S2 E30 N31$.

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	0166	CONC,PAVMT	0	0	0	0	1,584.00	UT	1.00	1.00	100	2007	2007	3	100	1,584	
2	0294	SHED WOOD/	0	0	24	30	1.00	UT	0.00	0.00	100	2007	2007	3	100	4,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 15,584

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 03/18/2020 BY BC Total Acres: 5.05 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS