



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	32	HARDIE BRD 10
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		02
NEIGHBORHOOD/LOC	6617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	194,268
TOTALS	2,108			2,108	194,268

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0			0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	2,108	114.0000	107.16	225,893	2019	2018	0	0	0	14.00	86.00	
1 MANUF 1 0% - 0 Heated Area: 2108 HX Base Yr													
31 68 31 68 BAS													
540 SW MEADOWLANDS DR, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													
04/07/2025 MLU													

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF									
7,000									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		194,268	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		49,500	
TOTAL MARKET VALUE		250,768	
SOH/AGL Deduction		28,359	
ASSESSED VALUE		222,409	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		222,409	
TOTAL JUST VALUE		250,768	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,545	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36924	M H	479	07/03/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1361/0770	5/24/2018	WD	Q	V	03	31,000	
GRANTOR: CLIFTON & JACQUELINE							
GRANTEE: SCOTT A WYCKOFF							
1019/1932	6/07/2004	WD	Q	V		31,900	
GRANTOR: SUBRANDY LIMITED PART							
GRANTEE: CLIFTON & JACQUELIN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W68 S31 E68 N31\$.									