LOT 8 MEADOWLANDS S/D PHASE 1
& COMM AT SE COR OF LOT 10,
MEADOWLANDS PHS 1, RUN N

PAU MIRIAM
598 SW MEADOWLANDS DR
LAKE CITY, FL 32024

2026

06-6S-17-09617-108

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

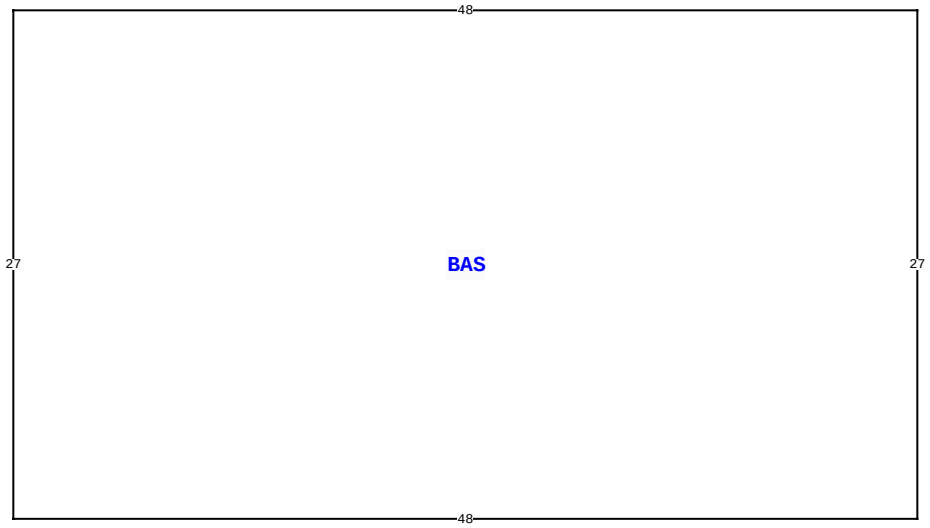
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	119,336
TOTALS	1,296			1,296	119,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.9000	107.07	138,763	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2019 Heated Area: 1296 HX Base Yr 2019



598 SW MEADOWLANDS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		119,336
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		19,824
TOTAL MARKET VALUE		146,860
SOH/AGL Deduction		80,329
ASSESSED VALUE		66,531
TOTAL EXEMPTION VALUE	HX HB SX	57,433
BASE TAXABLE VALUE		9,098
TOTAL JUST VALUE		146,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,023

SALE:7:1: TOTAL 6849.30 AC @ $652 PER ACRE.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36416	M H	375	03/05/2018
36315	TR/TRAILER	0	02/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1294/0910	5/01/2015	WD	Q	V	05	19,000
GRANTOR: ERIC JOSEPH PRESTON						
GRANTEE: MIRIAM PAU						
1226/0733	12/08/2011	WD	U	V	37	31,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: ERIC JOSEPH PRESTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	100			0.00	0.00	1.00	LT		1.00	1.00	0.20	50,000.00	10,000.00	10,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	6.14	AC		1.00	1.00	0.20	8,000.00	1,600.00	9,824							

REVIEW DATE 05/09/2018 BY DF Total Acres: 11.46 Total Land Value: 19,824 Market: 0 Agricultural: 0 Common: 19,824 PRINTED 10/02/2025 BY SYS