LOT 16 MEADOWLANDS S/D PHS 2.
AG 1043-114, CT 1172-146, WD 130

BORDERS BRIDGET LEE
985 SW MEADOWLANDS DR
LAKE CITY, FL 32024

2026

06-6S-17-09617-216

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

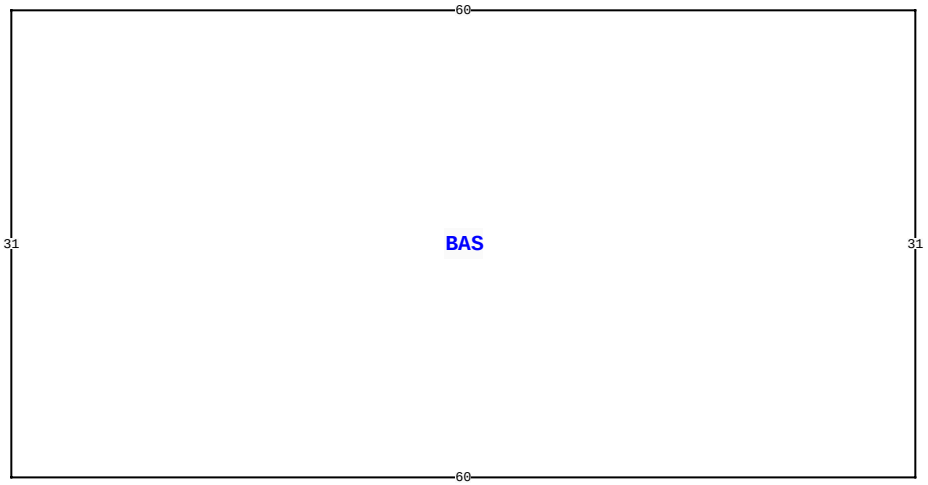
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 6617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	171,269
TOTALS	1,860			1,860	171,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	113.9000	107.07	199,150	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2020 Heated Area: 1860 HX Base Yr 2020



985 SW MEADOWLANDS DR, 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		171,269
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		218,369
SOH/AGL Deduction		64,279
ASSESSED VALUE		154,090
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,368
TOTAL JUST VALUE		218,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/1931	3/25/2024	LE	U	I	14	100
GRANTOR: BORDERS BRIDGET L						
GRANTEE: BORDERS BRIDGET L (						
1357/2543	4/13/2018	WD	U	V	11	100
GRANTOR: KARIN JANAZIEWICZ						
GRANTEE: BRIDGET L KOGER & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E60 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,600	
2	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 8,600

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	0.70	55,000.00	38,500.00	38,500							

REVIEW DATE 06/21/2018 BY DF Total Acres: 5.01 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 10/02/2025 BY SYS