LOT 19 MEADOWLANDS PHASE 2.

AG 1041-31, QC 1214-1709, QC 122

HAWKINS BYRON E
757 SW MEADOWLANDS DR
LAKE CITY, FL 32024-1362

2026

06-6S-17-09617-219

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
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0201 MODULAR HOME

MAP NUM | MKT AREA 02

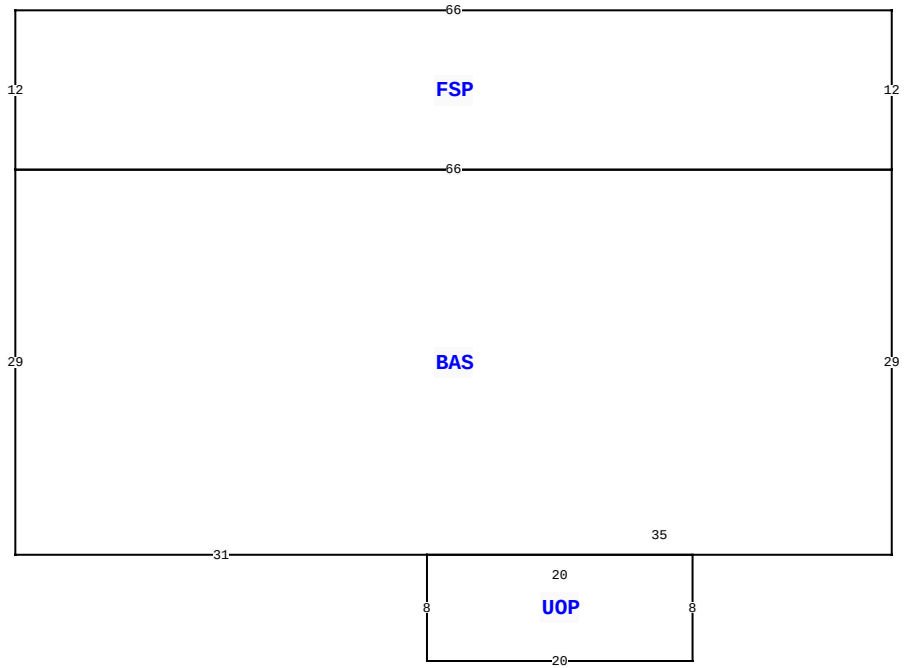
NEIGHBORHOOD/LOC 6617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100		1,914	137,869
FSP	792	40		317	22,834
UOP	160	20		32	2,305
TOTALS	2,866			2,263	163,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,263	105.8000	97.34	220,280	2013	2013	0	0	0	26.00	74.00

1 MODULAR 1 100% - 2019 Heated Area: 1914 HX Base Yr 2019



757 SW MEADOWLANDS DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,007
TOTAL MARKET OB/XF VALUE		23,100
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		241,107
SOH/AGL Deduction		128,032
ASSESSED VALUE		113,075
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,353
TOTAL JUST VALUE		241,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30946	SFR	425	04/16/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/1378	9/06/2017	WD	Q	I	01	159,000
GRANTOR: ROBERT H & SHARON E D						
GRANTEE: BYRON E HAWKINS						
1312/1284	1/05/2016	AG	U	I	30	0
GRANTOR: LENVIL DICKS AS TRUST						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N29 FSP= N12 W66 S12 E66$ W66 S29 E31 UOP= S8 E20 N8 W20$ E35$.

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	0210	GARAGE U	0	100	25	29	725.00	UT	16.00	16.00	100	2014	2014	3	100	11,600	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 23,100

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	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/03/2017 BY DF Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/02/2025 BY SYS