LOT 38 MEADOWLANDS S/D PHASE 3.
WD 1038-856, DC 1386-243,

DUMAS DENNIS R/DUMAS KIMBERLEE DEKLE
354 SW COLONY GLN
LAKE CITY, FL 32024

2027

06-6S-17-03761-138

BUILDING CHARACTERISTICS

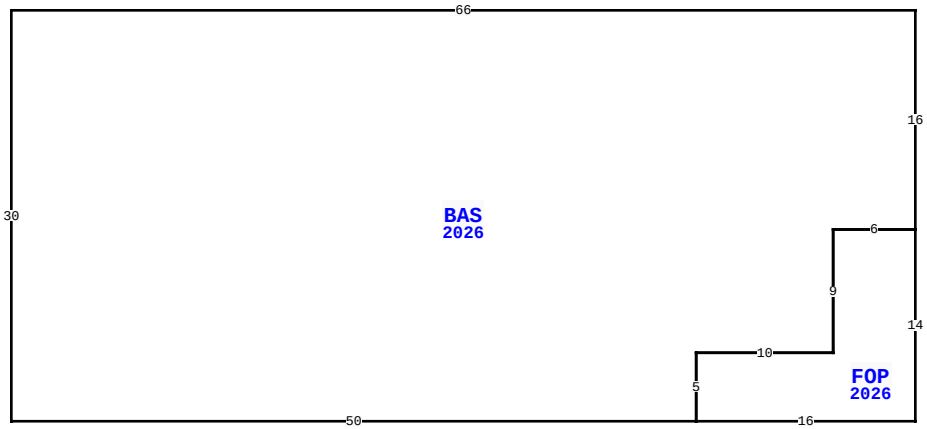
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,846	100	2026	1,846	202,382
FOP	134	35	2026	47	5,153
TOTALS	1,980			1,893	207,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,893	113.0000	111.87	211,770	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 0% - 2026 Heated Area: 1846 HX Base Yr



354 SW COLONY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	960.00	960.00	100	2026	2025		100	960	
3	0020	BARN,FR	0	0	0	0	2,760.00	UT	10.00	10.00	100	2026	2025		100	27,600	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	207,535
TOTAL MARKET OB/XF VALUE	35,560
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	308,095
SOH/AGL Deduction	0
ASSESSED VALUE	308,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,095
TOTAL JUST VALUE	308,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,191

PRCL:0:1: 03/18/2020 AERIAL UPDATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053452	Mobile Home		06/25/2025
000053222	Right-of-Way Acce		05/22/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/2171	2/14/2020	WD	Q	V	01	38,500
GRANTOR: CHARLES E FLEMING						
GRANTEE: DENNIS R & KIMBERLE						
1038/0856	2/18/2005	WD	Q	V		180,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CHARLES E & CATHY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=54,4] W66 S30 E50 N5 E10 N9 E6 N16 $
FOP=[YR=2026;ORIG=54,20] W6 S9 W10 S5 E16 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 35,560

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	65,000.00	65,000.00	65,000							

REVIEW DATE 08/18/2025 BY JB Total Acres: 5.29 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS