LOT 3 MEADOWLANDS S/D PHS 1.
AFD 1022-1395, CT 1198-2513,

JONES JAMES E/JONES DEBBIE L
280 SW MEADOWLANDS DR
LAKE CITY, FL 32024

2026

06-6S-17-09617-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

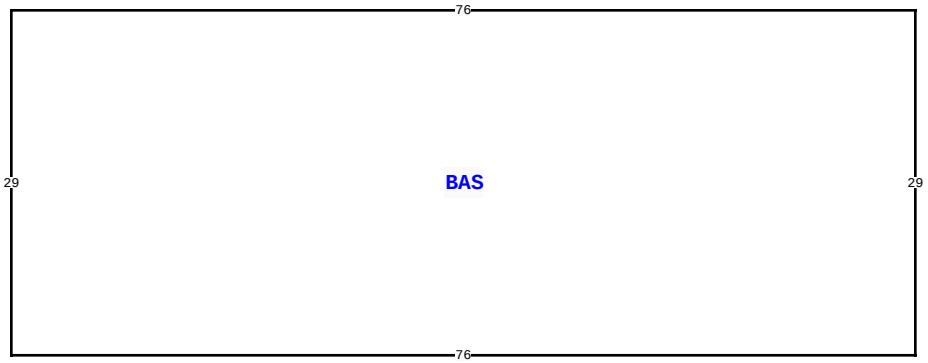
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,204	100		2,204	175,042
TOTALS	2,204			2,204	175,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,204	110.0000	104.50	230,318	2014	2014	0	0	0	24.00	76.00

1 MODULAR 1 100% - 2018 Heated Area: 2204 HX Base Yr 2018



280 SW MEADOWLANDS DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		175,042
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		248,442
SOH/AGL Deduction		88,339
ASSESSED VALUE		160,103
TOTAL EXEMPTION VALUE	HX HB 13	160,103
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		248,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051671	Roof Replacement	11,745	12/02/2024
32470	SFR	425	11/12/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1341/0667	7/24/2017	WD	Q	I	01	151,900
GRANTOR: KEVIN & TONYA JOHNS						
GRANTEE: JAMES E & DEBBIE L						
1284/0833	10/29/2014	WD	U	V	11	0
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: KEVIN & TONYA JOHNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S29 E76 N29$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	
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 8,400

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	0201	C	MOD HOME	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/26/2024 BY JS Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/08/2026 BY SYS