LOT 7 MEADOWLANDS S/D PHS 1.

WD-1019-1932, WD 1361-770,

WYCKOFF SCOTT A
540 SW MEADOWLANDS DR
LAKE CITY, FL 32024

2027

06-6S-17-09617-107

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	32	HARDIE BRD 10
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

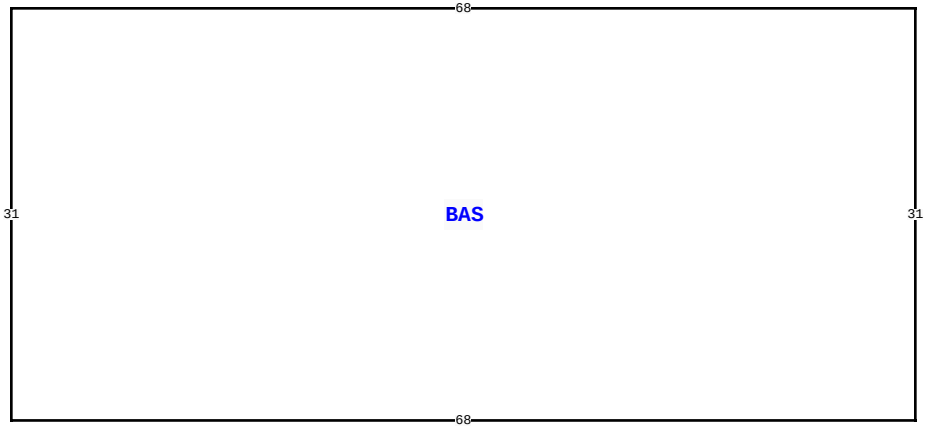
NEIGHBORHOOD/LOC 6617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	192,201
TOTALS	2,108			2,108	192,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,108	114.0000	106.02	223,490	2019	2018	0	0	0	14.00	86.00

1 MANUF 1 0% - 0 Heated Area: 2108 HX Base Yr



540 SW MEADOWLANDS DR, LAKE CITY

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

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	192,201
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	58,500
TOTAL MARKET VALUE	257,701
SOH/AGL Deduction	13,051
ASSESSED VALUE	244,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,650
TOTAL JUST VALUE	257,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36924	M H	479	07/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/0770	5/24/2018	WD	Q	V	03	31,000
GRANTOR: CLIFTON & JACQUELINE						
GRANTEE: SCOTT A WYCKOFF						
1019/1932	6/07/2004	WD	Q	V		31,900
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CLIFTON & JACQUELIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S31 E68 N31$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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			0.00	0.00	1.00	LT		1.00	1.00	0.90	65,000.00	58,500.00	58,500							

REVIEW DATE 10/05/2018 BY DF Total Acres: 5.01 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 11/16/2026 BY SYS