LOT 10 MEADOWLANDS S/D PHS 1.

AG 1025-2925, FJ 1118-2516, AG 1

NIXON RONALD L/NIXON ANN
794 SW MEADOWLANDS DR
LAKE CITY, FL 32024-1306

2027

06-6S-17-09617-110

BUILDING CHARACTERISTICS

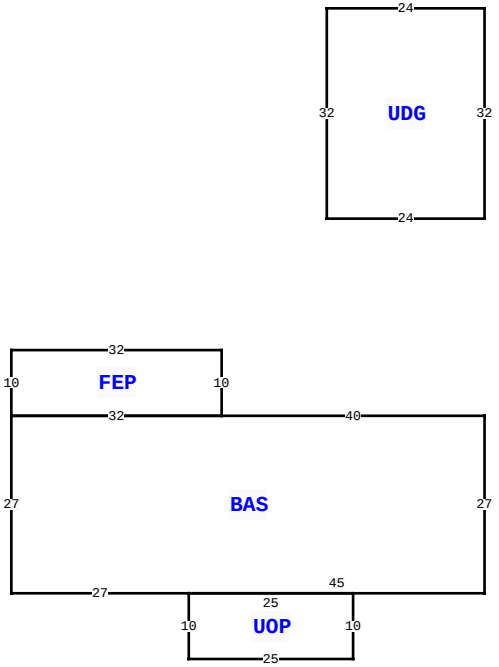
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	6617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	55,008
FEP	320	85		272	7,696
UDG	768	60		461	13,044
UOP	250	25		62	1,754
TOTALS	3,282			2,739	77,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,739	117.9000	70.74	193,757	2000	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1944 HX Base Yr 2019



794 SW MEADOWLANDS DR, 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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
2	9945	Well/Sept	0	100	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		77,503
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		150,303
SOH/AGL Deduction		46,191
ASSESSED VALUE		104,112
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,701
TOTAL JUST VALUE		150,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/1311	7/28/2025	LE	U	I	14	100
GRANTOR: NIXON RONALD L (ENH L						
GRANTEE: NIXON STEVEN ROBERT						
1312/1284	1/05/2016	AG	U	I	30	0
GRANTOR: LENVIL DICKS AS TRUST						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FEP= N10 W32 S10 E32$ W32 S27 E27 UOP= S10 E25 N10 W25$ E45 N27$ PTR= N30 UDG= N32 W24 S32 E24$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	65,000.00	65,000.00	65,000							

REVIEW DATE 10/03/2017 BY DF Total Acres: 6.16 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS