LOT 11 MEADOWLANDS S/D PHS 1.

AFD 1018-201, WD 1037-2160, DC 1

AVRAM LINDA
P O BOX 177
FORT WHITE, FL 32038

2026

06-6S-17-09617-111

BUILDING CHARACTERISTICS

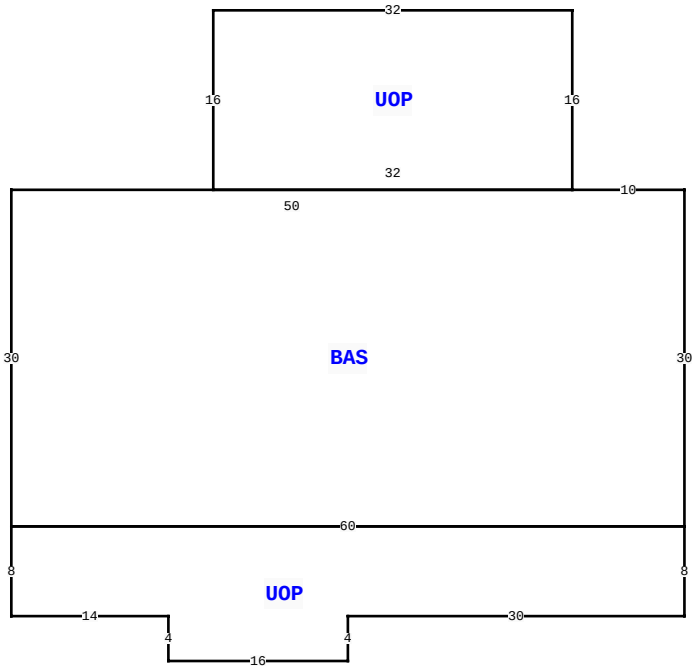
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,800	100		1,800	96,693
UOP	512	25		128	6,876
UOP	544	25		136	7,306
TOTALS	2,856			2,064	110,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,064	103.9000	97.67	201,591	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 1800 HX Base Yr 2016



852 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	0296	SHED METAL	0	100	19	30	570.00	UT	12.00	12.00	100	2008	2008	3	100	6,840	
2	0040	BARN,POLE	0	100	30	50	1,500.00	UT	10.00	10.00	100	2008	2008	3	100	15,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	10	30	300.00	UT	11.00	11.00	100	2014	2014	3	100	3,300	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		110,875
TOTAL MARKET OB/XF VALUE		37,640
TOTAL LAND VALUE - MARKET		58,500
TOTAL MARKET VALUE		207,015
SOH/AGL Deduction		77,382
ASSESSED VALUE		129,633
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		73,222
TOTAL JUST VALUE		207,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042062	ELECTRICAL SERVIC	0	06/02/2021
23948	M H	457	12/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/2334	10/28/2025	LE	U	I	14	100
GRANTOR: AVRAM LINDA (ENH LE)						
GRANTEE: NICHOLSON PARKE DAV						
1297/0111	6/24/2015	WD	Q	I	01	127,000
GRANTOR: FLORA MEARS						
GRANTEE: JOSEPH & LINDA AVRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N16 W32 S16 E32$ W50 S30 UOP= S8 E14 S4 E16 N4 E30 N8 W60$ E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 37,640

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	0.90	65,000.00	58,500.00	58,500							

REVIEW DATE 10/05/2021 BY JB Total Acres: 5.02 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 06/22/2026 BY SYS