LOT 18 MEADOWLANDS S/D PHS 2.

AG 1022-1385, QC 1148-2383, WD 1

**ANDERSON RICHARD A/ANDERSON JERI K**
837 SW MEADOWLANDS DR
LAKE CITY, FL 32024

**2027**

**06-6S-17-09617-218**

## BUILDING CHARACTERISTICS

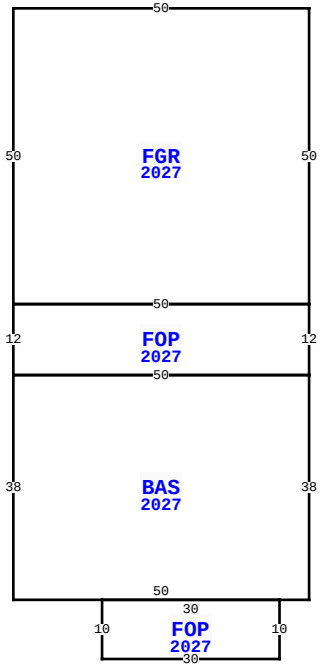
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 1,900 | 100 | 2027 | 1,900 | 220,400 |
| FGR | 2,500 | 55 | 2027 | 1,375 | 159,500 |
| FOP | 300 | 30 | 2027 | 90 | 10,440 |
| FOP | 600 | 30 | 2027 | 180 | 20,880 |
| TOTALS | 5,300 | | | 3,545 | 411,220 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,545 | 105.4500 | 116.00 | 411,220 | 2026 | 2026 | 0 | 0 | 0 | -1.25 | 100.00 |

1 SINGLE FAM 100% - 2027 Heated Area: 1900 HX Base Yr 2027




837 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2027 | 2026 | | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 411,220 |
| TOTAL MARKET OB/XF VALUE | 1,000 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 477,220 |
| SOH/AGL Deduction | 71,702 |
| ASSESSED VALUE | 405,518 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 354,107 |
| TOTAL JUST VALUE | 477,220 |
| NCON VALUE | 412,220 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 65,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051582 | New Residential C | 275,000 | 11/21/2024 |
| 000051512 | Right-of-Way Acce | | 11/14/2024 |
| 36142 | PUMP/UTPOL | 50 | 01/02/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1508/958 | 1/31/2024 | WD | Q | V | 01 | 72,900 |
| GRANTOR: ROGERS EDWARD BARTH | | | | | | |
| GRANTEE: ANDERSON RICHARD A | | | | | | |
| 1347/0326 | 10/27/2017 | WD | Q | V | 01 | 37,500 |
| GRANTOR: ROBERT H JR & KIMBERL | | | | | | |
| GRANTEE: EDWARD BARTH ROGERS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2027;ORIG=15,-44] E50 S50 W50 N50 $
BAS=[YR=2027;ORIG=15,18] E50 S38 W50 N38 $
FOP=[YR=2027;ORIG=15,6] E50 S12 W50 N12 $
FOP=[YR=2027;ORIG=30,56] E30 S10 W30 N10 $
.

## LAND DESCRIPTION

TOTAL OB/XF 1,000

| 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 | 0100 | C | SFR | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 05/07/2026 BY MLU Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS