LOT 20 MEADOWLANDS S/D PHS 2.

WD 1031-427, WD 1274-1943, WD 13

MCBEE HARRY R JR/MCBEE MARIAN L
669 SW MEADOWLANDS DR
LAKE CITY, FL 32024

2027

06-6S-17-09617-220

BUILDING CHARACTERISTICS

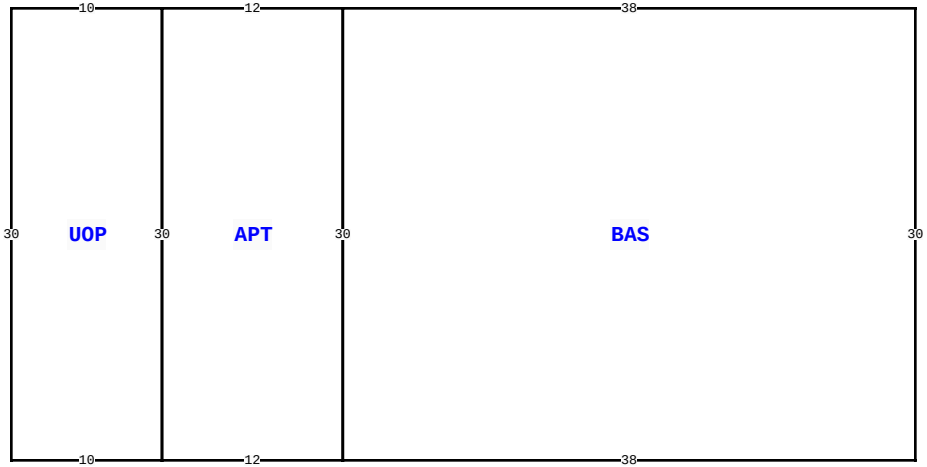
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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
APT	360	100		360	14,503
BAS	1,140	100		1,140	45,928
UOP	300	20		60	2,417
TOTALS	1,800			1,560	62,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	01	1,560	114.0000	43.32	67,579	2014	2016	0	0	0	7.00	93.00

1 PREF M B A 100% - 2018 Heated Area: 1500 HX Base Yr 2018



669 SW MEADOWLANDS DR, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2014	2014	3	100	540	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		62,848
TOTAL MARKET OB/XF VALUE		540
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		128,388
SOH/AGL Deduction		36,683
ASSESSED VALUE		91,705
TOTAL EXEMPTION VALUE	HX HB VX DX	61,411
BASE TAXABLE VALUE		30,294
TOTAL JUST VALUE		128,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32109	TR/TRAILER	238	07/10/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/2031	7/28/2017	WD	Q	I	01	110,000
GRANTOR: WILLIE A & MELINDA S						
GRANTEE: HARRY R JR & MARIAN						
1274/1943	5/14/2014	WD	Q	V	01	35,000
GRANTOR: STOLZENBERG & SELVANI						
GRANTEE: WILLIE A & MELINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 APT= W12 UOP= W10 S30 E10 N30$ S30 E12 N30$ S30 E38 N30$.

LAND DESCRIPTION

TOTAL OB/XF 540

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 10/03/2017 BY DF Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS