LOT 27 MEADOWLANDS S/D PHS 2.
AG 1024-519, WD 1040-462, WD 104

LYE CHARLES/LYE EILEEN
P O BOX 868
LAKE CITY, FL 32056-0868

2026

06-6S-17-09617-227

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

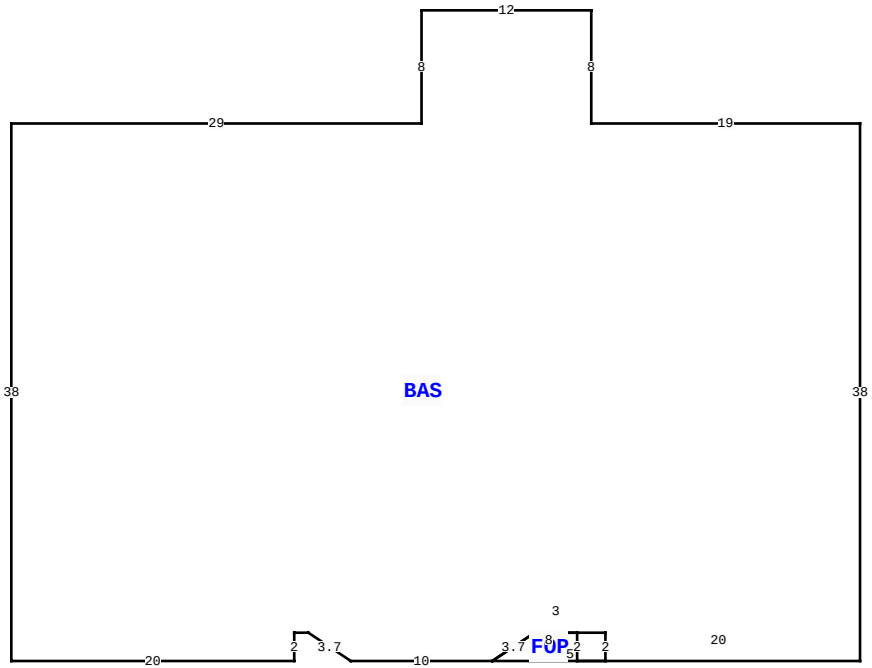
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 6617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,362	100		2,362	280,265
FOP	13	30		4	474
TOTALS	2,375			2,366	280,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,366	115.6518	131.84	311,933	2017	2017	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2025 Heated Area: 2362 HX Base Yr



223 SW MEADOWLANDS DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	280,740
TOTAL MARKET OB/XF VALUE	25,372
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	371,112
SOH/AGL Deduction	0
ASSESSED VALUE	371,112
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	371,112
TOTAL JUST VALUE	371,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053421	Solar Power Syste	81,965	06/20/2025
000046158	Storage Building	18,745	12/22/2022
34586	SFR	688	10/24/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1538/618	11/14/2024	WD	U	I	11	100
GRANTOR: LYE CHARLES						
GRANTEE: LYE CHARLES						
1317/2408	6/30/2016	WD	Q	I	01	38,000
GRANTOR: ROSA SANTANA						
GRANTEE: CHARLES & EILEEN LY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 N8 W12 S8 W29 S38 E20 N2 E1 R3 D2 E10 FOP= E8 N2 W5 L3 D2 $ U2 R3 E3 S2 E20 N38$.

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	0	0	0	3,061.00	UT	2.00	2.00	100	2017	2017	3	100	6,122	
2	0060	CARPORT F	0	0	20	35	700.00	UT	3.50	3.50	100	2017	2017	3	100	2,450	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	14,000.00	14,000.00	100	2024	2023		100	14,000	

LAND DESCRIPTION

TOTAL OB/XF 25,372

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/23/2023 BY JB Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/12/2026 BY SYS