

LOT 31 SUZANNE S/D UNIT 2.
405-187, 676-633, 754-712, 814-2

CATHEY MELLER CREEL LLC
277 SE ELM LP
LAKE CITY, FL 32025

2025

03-4S-17-07570-065



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	06
NEIGHBORHOOD/LOC		3417.0200	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
UOP	100	25	
UOP	200	25	
TOTALS	1,812		
		1,587	44,525

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,587	116.9000	70.14	111,312	1989	1989	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 0													
Heated Area: 1512 HX Base Yr													
154 SE SCARLETT WAY, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/21/2023 MLU													

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		44,525	
TOTAL MARKET OB/XF VALUE		7,100	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		70,125	
SOH/AGL Deduction		16,161	
ASSESSED VALUE		53,964	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		53,964	
TOTAL JUST VALUE		70,125	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		61,315	

SALE:2:1: LOT 31 SUZANNE S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1359/1622	5/08/2018	WD	Q	I	01	42,000

GRANTOR: DESIREE C TAYLOR & JO

GRANTEE: CATHEY MELLER CREEL

1359/1621	5/08/2008	QC	Q	I	01	0
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GRANTOR: JOSHUA J REED

GRANTEE: DESIREE C TAYLOR

BUILDING NOTES