AKA LOT 34 BLOCK A TROY
HEIGHTS UNREC: BEG NE COR OF
LOT 33 TROY HEIGHTS UNIT 2 AS

MELTON RONALD/MELTON SANDRA D
229 SW MCGRIFF LANE
LAKE CITY, FL 32024

2026

09-4S-16-02818-234

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

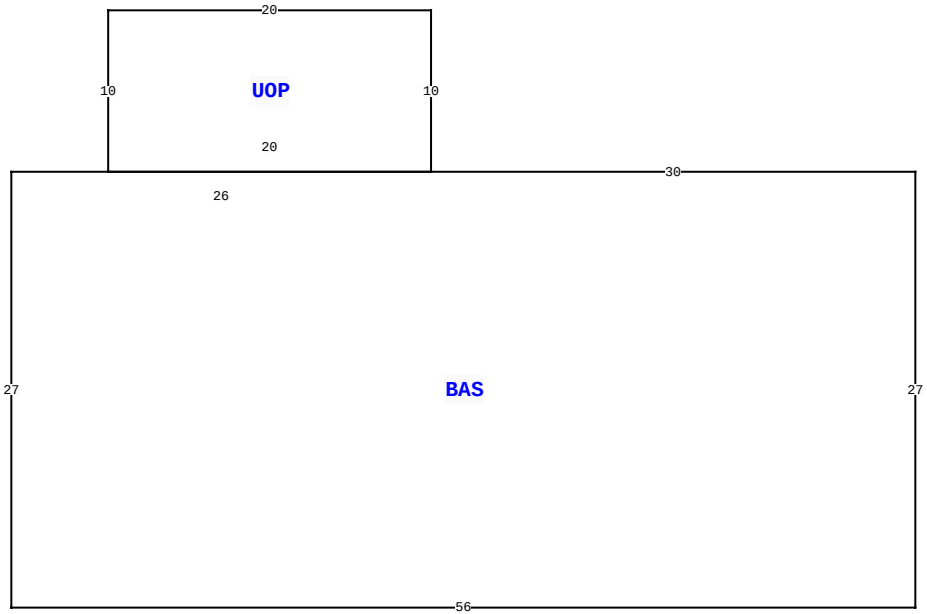
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	9416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	92,166
UOP	200	25		50	3,048
TOTALS	1,712			1,562	95,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,562	117.9000	110.83	173,116	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1512 HX Base Yr 2003



229 SW MCGRIFF LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,214
TOTAL MARKET OB/XF VALUE		15,860
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		129,574
SOH/AGL Deduction		59,903
ASSESSED VALUE		69,671
TOTAL EXEMPTION VALUE	HX HB DX	49,671
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		129,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20216	M H	125	12/09/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0970/2647	12/19/2002	WD	Q	V	01	100
GRANTOR: LOID R & DOROTHY BAIL						
GRANTEE: RONALD & SANDRA MEL						
0968/2298	12/03/2002	AG	Q	V	01	20,300
GRANTOR: LOID R & DOROTHY BAIL						
GRANTEE: RONALD OR SANDRA ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N10 W20 S10 E20$ W26 S27 E56 N27$.

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	0294	SHED WOOD/	0	100	12	14	168.00	UT	7.50	7.50	100	2002	2002	3	100	1,260	
2	0020	BARN,FR	0	100	20	20	400.00	UT	18.00	18.00	100	2007	2007	3	100	7,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 15,860

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		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/31/2024 BY KS Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS