COMM SE COR, RUN N 39 FT, W
591.90 FT, RUN N 731.35 FT,
E 600.43 FT, N 317.84 FT FOR

ROWE MELISSA L
243 SW KEGEL WAY
LAKE CITY, FL 32024

2026

12-4S-15-00347-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

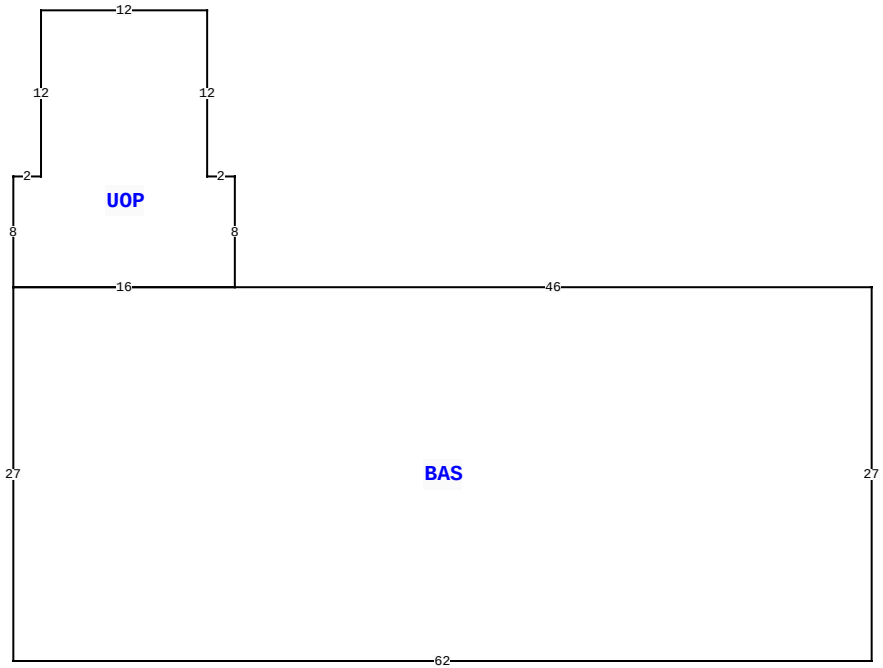
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100		1,674	100,310
UOP	272	25		68	4,075
TOTALS	1,946			1,742	104,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,742	115.9000	108.95	189,791	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 1674 HX Base Yr 2006



243 SW KEGEL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		104,385
TOTAL MARKET OB/XF VALUE		11,950
TOTAL LAND VALUE - MARKET		55,110
TOTAL MARKET VALUE		171,445
SOH/AGL Deduction		84,935
ASSESSED VALUE		86,510
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,788
TOTAL JUST VALUE		171,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,445

SALE:2:1: 10.02 ACRES

SALE:1:1: 10.02 AC (SEE ORB 835-135 FOR CORR DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042184	Roof Replacement	8,715	06/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1205/0583	11/19/2010	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: MELISSA L ROWE						
1033/2245	11/23/2004	WD	Q	V	04	100
GRANTOR: FLATT						
GRANTEE: JAMES A ROWE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 UOP= N8 W2 N12 W12 S12 W2 S8 E16$ W16 S27 E62 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	0296	SHED METAL	0	100	20	25	1.00	UT	0.00	0.00	100	2013	2013	3	100	4,500	
2	0252	LEAN-TO W/	0	100	12	25	1.00	UT	0.00	0.00	100	2013	2013	3	100	450	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,950

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							

REVIEW DATE 02/02/2024 BY KS Total Acres: 5.01 Total Land Value: 55,110 Market: 0 Agricultural: 0 Common: 55,110 PRINTED 11/07/2025 BY SYS