

(AKA LOT 7 BLK E CHADWORTH S/D (COMM NE COR OF W1/2 OF SE1/4, W FT FOR POB, CONT S 259.03 FT, W

RAULERSON SPENCER/RAULERSON TIFFANY 164 NW MELANIE WAY LAKE CITY, FL 32055

2026

14-3S-16-02123-037

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14316.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	
TOTALS	1,248		77,501

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MANUF	1	100% - 2017																				
Heated Area: 1248						HX Base Yr 2017																	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																							
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/21/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/21/2025	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		77,501	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		12,600	
TOTAL MARKET VALUE		98,301	
SOH/AGL Deduction		43,751	
ASSESSED VALUE		54,550	
TOTAL EXEMPTION VALUE		29,550	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		98,301	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		102,310	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27175	M H	470	07/16/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/1029	9/19/2016	WD	U	I	11	100
GRANTOR: TIMOTHY & CASSIE D LO						
GRANTEE: SPENCER & TIFFANY R						
1153/2236	6/27/2008	WD	Q	V		13,400
GRANTOR: JOAN CLEMENTS						
GRANTEE: TIMOTHY & CASSIE LO						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 S24 E52 N24\$.	

EXTRA FEATURES																		
L N	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	0190	FPLC PF	0	100	0	0		1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	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							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	14,000.00	12,600.00	12,600							