(AKA LOT 8 BLK E CHADWORTH S/D U
COMM NE COR OF W1/2 IF SE1/4, RU
W R/W MELANIE LANE FOR POB, CONT

REDD SAMUEL DENNIS/BERRY RUSTY LEE
151 NW CHADLEY LN
LAKE CITY, FL 32055

2026

14-3S-16-02123-038

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

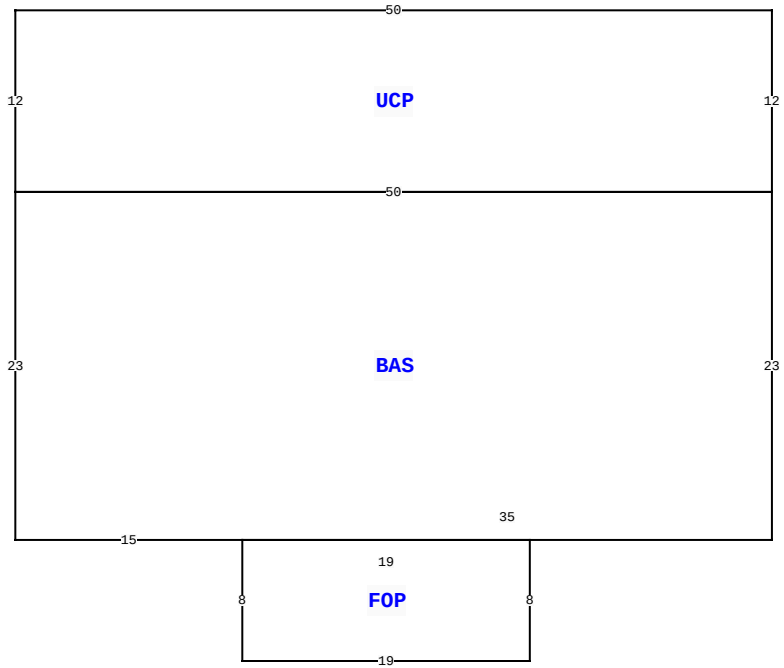
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 03
NEIGHBORHOOD/LOC	14316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100		1,150	32,513
FOP	152	35		53	1,498
UCP	600	20		120	3,393
TOTALS	1,902			1,323	37,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,323	117.8000	70.68	93,510	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1150 HX Base Yr



128 NW MELANIE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,404
TOTAL MARKET OB/XF VALUE	8,650
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	60,054
SOH/AGL Deduction	10,005
ASSESSED VALUE	50,049
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,049
TOTAL JUST VALUE	60,054
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20999	M H	125	08/20/2003
12572	M H	125	05/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0991/0328	8/08/2003	WD	U	I	07	15,000
GRANTOR: DALE ROY ELLIS						
GRANTEE: S REDD & RUSTY LEE						
0861/2394	5/05/1998	WD	Q	V	04	0
GRANTOR: CLEMENTS						
GRANTEE: ELLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N23 UCP= N12 W50 S12 E50$ W50 S23 E15 FOP= S8 E19 N8 W19$ E35$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,650

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 05/11/2023 BY KS Total Acres: 1.01 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/18/2025 BY SYS