(AKA LOT 2 BLK F CHADWORTH S/D U
COMM NE COR OF NW1/4 OF SE1/4, R
POB CONT S 161.75 FT, W 310 FT,

GALLOWAY RENTZ T
495 NW WINFIELD ST
LAKE CITY, FL 32055

2026

14-3S-16-02123-039

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

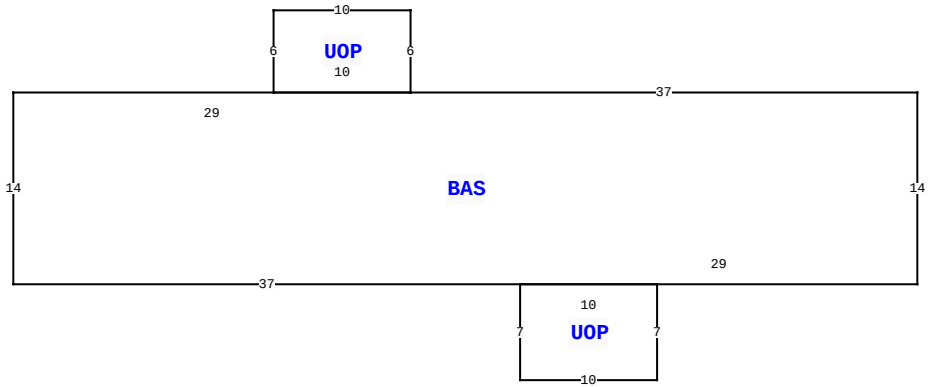
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	924	100		924	21,736
UOP	60	25		15	353
UOP	70	25		18	424
TOTALS	1,054			957	22,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	957	98.0100	58.81	56,281	1983	1983	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



161 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	22,512
TOTAL MARKET OB/XF VALUE	10,450
TOTAL LAND VALUE - MARKET	12,600
TOTAL MARKET VALUE	45,562
SOH/AGL Deduction	5,018
ASSESSED VALUE	40,544
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,544
TOTAL JUST VALUE	45,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,562

PRMT:1:1: 14X70

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19834	M H	125	08/09/2002
6741	M H	60	01/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0705/0056	12/16/1989	WD	U	I		10,000
GRANTOR: ALLEN TUTEN						
GRANTEE: RENTZ GALLOWAY						
0579/0732	1/01/1980	WD	Q	I		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 UOP= N6 W10 S6 E10$ W29 S14 E37 UOP= S7E10 N7 W10$E29 N14$.

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	0060	CARPORT F	0	0	20	25	500.00	UT	4.50	4.50	100	2009	2009	3	100	2,250	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,450

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	150.00	310.00	1.00	LT		1.00	1.00	0.90	14,000.00	12,600.00	12,600							

REVIEW DATE 05/11/2023 BY KS Total Acres: 1.07 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 10/02/2025 BY SYS