

(AKA LOT 3 BLOCK F CHADWORTH S/D
COMM NE COR OF NW1/4 OF SE1/4, R
FOR POB, RUN S 161.75 FT, W 310

SHAW SCHEMEKA/CLARK LATOYA
187 NW MELANIE WAY
LAKE CITY, FL 32055

2026

14-3S-16-02123-041



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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
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		03
NEIGHBORHOOD/LOC	14316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100		1,701	46,498
FOP	240	35		84	2,296
UOP	192	25		48	1,312
USP	444	35		155	4,237
TOTALS	2,577			1,988	54,344

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0296	SHED METAL	0	0	12	24	288.00	UT	11.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0060	CARPORT F	0	0	20	25	500.00	UT	4.50
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RSF/M	62.00	310.00	1.00

REVIEW DATE 05/11/2023 BY KS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,988	113.9000	68.34	135,860	1998	1997	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2024 Heated Area: 1701 HX Base Yr													
187 NW MELANIE WAY, LAKE CITY													

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

TOTAL OB/XF													
13,718													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	0200	C	MBL HM	0		RSF/M	62.00	310.00	1.00	LT		1.00	1.00

Total Acres: 1.15 Total Land Value: 14,000 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			54,344
TOTAL MARKET OB/XF VALUE			13,718
TOTAL LAND VALUE - MARKET			14,000
TOTAL MARKET VALUE			82,062
SOH/AGL Deduction			0
ASSESSED VALUE			82,062
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			82,062
TOTAL JUST VALUE			82,062
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			82,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13002	M H	125	08/29/1997
6907	M H	60	03/03/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1506/1122	12/20/2023	PR	U	I	19	100	
GRANTOR: ANTHONY TERESA L							
GRANTEE: SHAW SCHEMEKA							
0833/1114	1/13/1997	WD	U	I	11	10,000	
GRANTOR: ROSS							
GRANTEE: ANTHONY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W10 S27 E21 FOP= S10 E24 N10 W24\$ E42 N27 USP= N12 W37 S12 E37\$ W37 UOP= N12 W16 S12 E16\$ W16\$.									

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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/M	62.00	310.00	1.00	LT		1.00	1.00	14,000.00	14,000.00	14,000							

Common: 14,000 PRINTED 11/18/2025 BY SYS