

(AKA LOT 6 BLOCK F CHADWORTH UNR
COMM NE COR OF NW1/4 OF SE1/4, R
POB, CONT S 200.52 FT, W 310.01

PEART JOHN/PEART LYNNETEE I
277 NW MELANIE WAY
LAKE CITY, FL 32055

2026

14-3S-16-02123-042



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	1,064	100		1,064	60,510
UOP	480	25		120	6,824
TOTALS	1,544			1,184	67,334

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
2	0031	BARN,MT AE	0	100	22	30	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		RSF/M	100.00	310.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,184	110.0000	103.40	122,426	1991	2005	0	0	45.00	55.00
1 MANUF 1 100% - 2024 Heated Area: 1064 HX Base Yr 2024											
40121240 UOP 403644 BAS											

277 NW MELANIE WAY, LAKE CITY			BLD DATE		LGL DATE	04/21/2025	MLU
			XF DATE		LAND DATE		
			INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		67,334	
TOTAL MARKET OB/XF VALUE		17,000	
TOTAL LAND VALUE - MARKET		16,800	
TOTAL MARKET VALUE		101,134	
SOH/AGL Deduction		1,803	
ASSESSED VALUE		99,331	
TOTAL EXEMPTION VALUE		HX HB SX	99,331
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		101,134	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		101,134	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/398	11/17/2023	WD	Q	I	01	130,000
GRANTOR: JOHNSON NEIL R						
GRANTEE: PEART JOHN						
1444/2084	8/07/2021	WD	Q	I	01	33,000
GRANTOR: WATTS LUCAS						
GRANTEE: JOHNSON NEIL R						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W40 S14 E41 E35 N14 W36 \$											
UOP=[ORIG=36,0] E4 N12 W40 S12 E36 \$											