

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

WATTS WILLIAM NORWOOD JR  
219 NW MELANIE WAY  
LAKE CITY, FL 32024

2026

14-3S-16-02123-043



| BUILDING CHARACTERISTICS |                    |                |
|--------------------------|--------------------|----------------|
| ELEMENT                  | CD                 | CONSTRUCTION   |
| Exterior Wall            | 32                 | HARDIE BRD 100 |
| Roof Structur            | 03                 | GABLE/HIP 100  |
| Roof Cover               | 03                 | COMP SHNGL 100 |
| Interior Wall            | 05                 | DRYWALL 100    |
| Interior Floo            | 14                 | CARPET 70      |
| Interior Floo            | 15                 | HARDTILE 30    |
| Air Condition            | 03                 | CENTRAL 100    |
| Heating Type             | 04                 | AIR DUCTED 100 |
| Bedrooms                 |                    | 3 100          |
| Bathrooms                |                    | 2 100          |
| Frame                    | 02                 | WOOD FRAME 100 |
| Stories                  | 1.                 | 1. 100         |
| Architectual             | 05                 | CONV 100       |
| Units                    |                    | 0 100          |
|                          |                    |                |
| Quality                  | 05                 | 05             |
| DOR CODE                 | 0100 SINGLE FAMILY |                |
| MAP NUM                  |                    | MKT AREA 03    |
| NEIGHBORHOOD/LOC         | 14316.010 1.00/    |                |
| AREA TYPE                | TOTAL GROSS AREA   | PCT OF BASE    |
| BAS                      | 1,359              | 100            |
| FGR                      | 430                | 55             |
| FOP                      | 42                 | 30             |
| TOTALS                   | 1,831              | 1,608          |

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |      |        |       |  |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 0100                                                                | 01  | 1,608     | 115.5330    | 129.40         | 208,075        | 2008 | 2008 | 0    | 0    | 0    | 17.00  | 83.00 |  |
| 2 SINGLE FAM 0% - 0 Heated Area: 1359 HX Base Yr                    |     |           |             |                |                |      |      |      |      |      |        |       |  |
|                                                                     |     |           |             |                |                |      |      |      |      |      |        |       |  |
| 219 NW MELANIE WAY, LAKE CITY                                       |     |           |             |                |                |      |      |      |      |      |        |       |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2025 MLU |     |           |             |                |                |      |      |      |      |      |        |       |  |

| 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 |
| 1              | 0166       | CONC, PAVMT | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00  | 0.00           | 100       | 2009    | 2009        |
| 2              | 0294       | SHED WOOD/  | 0   | 0   | 30 | 30 | 900.00 | UT | 10.00 | 10.00          | 100       | 2014    | 2014        |
| 3              | 0070       | CARPORT UF  | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00  | 0.00           | 100       | 2018    | 2018        |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND |
| 1                | 0100     | C   | SFR                  | 0   |     | RSF/MH   | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   |

| COLUMBIA COUNTY PROPERTY  |  |  |  |  |  |  |  |  |  |           |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|--|--|
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| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |           |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD  |  |  |  |
| Tax Group: 3              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 172,702   |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 12,100    |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 14,000    |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 198,802   |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 0         |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 198,802   |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0         |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 198,802   |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 198,802   |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  | 0         |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 200,883   |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 27207      | SFR         | 542 | 07/28/2008 |
| 26084      | SFR         | 464 | 08/02/2007 |

| SALES DATA                   |           |              |        |        |           |               |  |  |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1185/2373                    | 9/24/2009 | WD           | U      | I      | 11        | 0             |  |  |  |
| GRANTOR: BRJ VENTURES LLC (  |           |              |        |        |           |               |  |  |  |
| GRANTEE: WILLIAM NORWOOD WAT |           |              |        |        |           |               |  |  |  |
| 1171/0650                    | 4/13/2009 | WD           | Q      | I      | 01        | 141,800       |  |  |  |
| GRANTOR: BRJ VENTURES LLC    |           |              |        |        |           |               |  |  |  |
| GRANTEE: WILLIAM A WATTS JR  |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                            |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W40 S27 FGR= S20 E20 N23 W10 S3 W10\$ E10 N3 E10 S10 FOP= S6 E7 N6 W7\$ E7 S13 E13 N47\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |