

(AKA LOT 5 BLOCK F CHADWORTH S/D
COMM NE COR OF NW1/4 OF SE1/4, R
FOR POB, CONT S 161.75 FT, W 310

ROBISON GERALD/ROBISON BRENDA
253 NW MELANIE WAY
LAKE CITY, FL 32055

2026

14-3S-16-02123-044



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 80
Interior Floo	15	HARDTILE 20
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	150,721
FEP	150	80		120	12,422
FEP	300	80		240	24,844
FGR	480	55		264	27,329
FOP	200	30		60	6,211
FOP	312	30		94	9,731

TOTALS 2,898 2,234 231,258

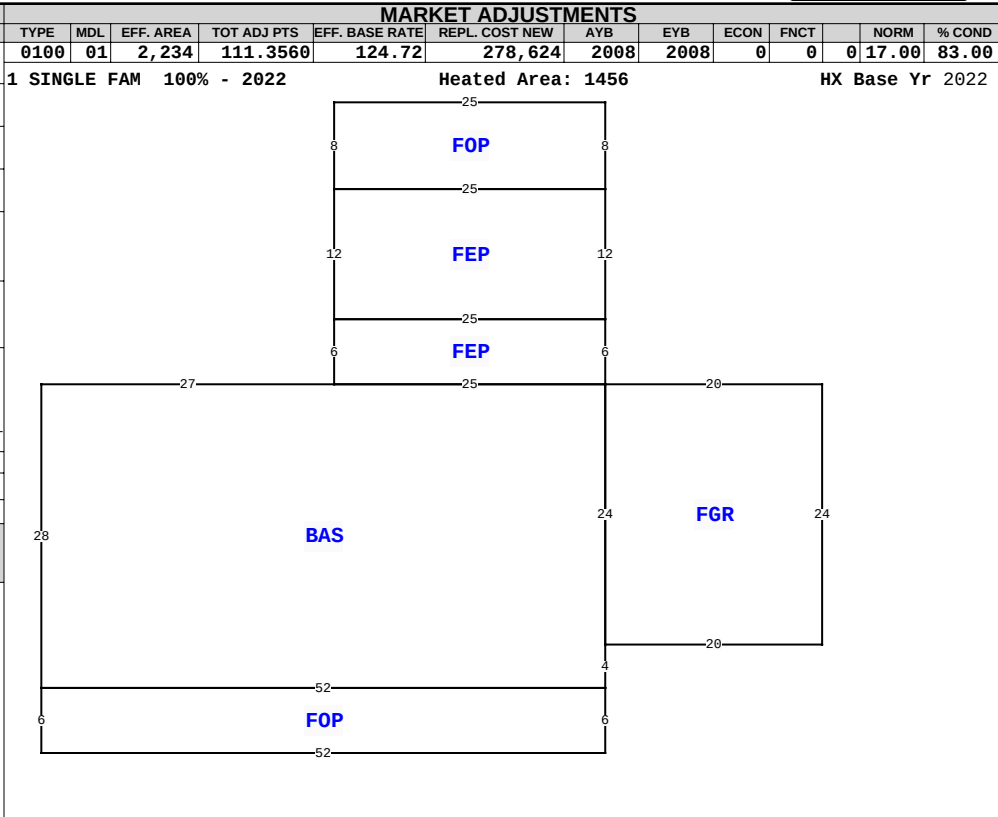
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,800	
2	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
4	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
6	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
7	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF/M	62.00	310.00	2.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 05/11/2023 BY KS



253 NW MELANIE WAY, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 5,350

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF/M	62.00	310.00	2.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

Total Acres: 1.15 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			231,258
TOTAL MARKET OB/XF VALUE			5,350
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			264,608
SOH/AGL Deduction			36,131
ASSESSED VALUE			228,477
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			177,755
TOTAL JUST VALUE			264,608
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,394

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

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1436/326	4/26/2021	WD	Q	I	01
					SALE PRICE
					190,000
GRANTOR: MOSCHETTI NANCY E TRU					
GRANTEE: ROBISON GERALD					
1412/0616	5/18/2020	WD	U	I	30
					100
GRANTOR: NANCY E MUSCHETTI TRU					
GRANTEE: NANCY E MUSCHETTI T					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 S28 E52 N4 N24 W25 \$
FGR=[ORIG=25,24] E20 N24 W20 S24 \$
FOP=[ORIG=-27,28] S6 E52 N6 W52 \$
FEP=[ORIG=25,0] N6 W25 S6 E25 \$
FEP=[ORIG=25,-18] W25 S12 E25 N12 \$
FOP=[ORIG=25,-26] W25 S8 E25 N8 \$
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