

COMM NW COR OF NW1/4, RUN S 445.  
CR-245, SE ALONG R/W 212.74 FT F  
666.57' FT, SW 633.33 FT, N 834 F

WILLIAMS MELISSA  
2876 SE COUNTY ROAD 245  
LAKE CITY, FL 32025

2026

14-4S-17-08354-010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | VINYL SID 100  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 14 | PREFIN MT 100  |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LAM/VNLPLK 50  |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 01 | NONE 100       |
| Stories                  |    | 1. 1. 100      |
| Units                    |    | 0 100          |
| Condition Adj            | 04 | 04 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                  |                  |                  |      |              |                      |
|------------------|------------------|------------------|------|--------------|----------------------|
| Quality          |                  | 05 05            |      |              |                      |
| DOR CODE         |                  | 0200 MOBILE HOME |      |              |                      |
| MAP NUM          |                  | MKT AREA         |      |              | 02                   |
| NEIGHBORHOOD/LOC |                  | 14417.00         |      | 1.00/        |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,974            | 100              |      | 1,974        | 135,278              |
| FOP              | 18               | 35               |      | 6            | 411                  |
|                  |                  |                  |      |              |                      |
| TOTALS           | 1,992            |                  |      | 1,980        | 135,689              |

| EXTRA FEATURES |            |             |         |   |   |       |    |          |                |
|----------------|------------|-------------|---------|---|---|-------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0081       | DECKING WI  | 0 100   | 0 | 0 | 1.00  | UT | 400.00   | 400.00         |
| 2              | 0296       | SHED METAL  | 0 100   | 0 | 0 | 1.00  | UT | 800.00   | 800.00         |
| 3              | 9947       | Septic      | 0 100   | 0 | 0 | 1.00  | UT | 3,000.00 | 3,000.00       |

| 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               | 100 |     | A-1      | 0.00  | 0.00  | 2.50        |

| MARKET ADJUSTMENTS |     |             |             |                   |                |      |      |      |                 |            |       |        |
|--------------------|-----|-------------|-------------|-------------------|----------------|------|------|------|-----------------|------------|-------|--------|
| TYPE               | MDL | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON | FNCT            |            | NORM  | % COND |
| 0201               | 02  | 1,980       | 132.5500    | 124.60            | 246,708        | 1998 | 1998 | 0    | 0               | 0          | 45.00 | 55.00  |
| 1 MANUF 1          |     | 100% - 2025 |             | Heated Area: 1974 |                |      |      |      | HX Base Yr 2025 |            |       |        |
|                    |     |             |             |                   |                |      |      |      |                 |            |       |        |
| BLD DATE           |     |             |             |                   | LGL DATE       |      |      |      |                 | 05/03/2023 |       |        |
| YE DATE            |     |             |             |                   | LAND DATE      |      |      |      |                 | MLU        |       |        |
| INC DATE           |     |             |             |                   | AG DATE        |      |      |      |                 |            |       |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 4,200       |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 4,200       |  |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |              |   |
|---------------------------|--|--------------|---|
| PAGE 1 of 1               |  |              | 3 |
| VALUATION SUMMARY         |  |              |   |
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 3              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 135,689      |   |
| TOTAL MARKET OB/XF VALUE  |  | 4,200        |   |
| TOTAL LAND VALUE - MARKET |  | 21,250       |   |
| TOTAL MARKET VALUE        |  | 161,139      |   |
| SOH/AGL Deduction         |  | 0            |   |
| ASSESSED VALUE            |  | 161,139      |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,722 |   |
| BASE TAXABLE VALUE        |  | 110,417      |   |
| TOTAL JUST VALUE          |  | 161,139      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 161,139      |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                   |            |           |       |       |        |
|------------------------------|------------|-----------|-------|-------|--------|
| OFF RECORD Number            | DATE       | TYPE INST | Q / U | V / I | RSN CD |
| 1548/2301                    | 8/25/2025  | QC U      | I     | I     | 11     |
| GRANTOR: WILLIAMS MELISSA JO |            |           |       |       |        |
| GRANTEE: WILLIAMS MELISSA    |            |           |       |       |        |
| 1527/1573                    | 11/14/2024 | WD U      | I     | I     | 11     |
| GRANTOR: ROPER WAYNE         |            |           |       |       |        |
| GRANTEE: ROPER MELISSA J     |            |           |       |       |        |

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

| BUILDING DIMENSIONS                                             |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=0, -10] W62 S27 E15 N2 E6 S2 E8 S13 E24 N13 E9 N27 \$ |  |  |  |  |  |  |  |  |  |
| FOP=[ORIG=-47,15] E6 S3 W6 N3 \$                                |  |  |  |  |  |  |  |  |  |