LOT 2 VELLEE S/D.
AG 799-2124, WD 845-1362, DC 143

ROACH SUSAN D/ROACH CASEY WYATT
195 SW MILL LN
LAKE CITY, FL 32024

2026

31-4S-16-03252-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

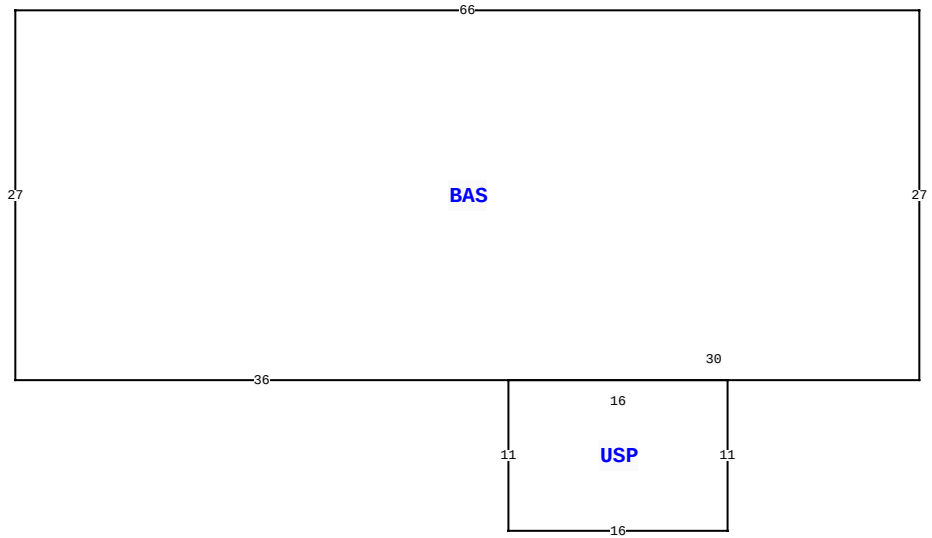
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 02
NEIGHBORHOOD/LOC	31416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	49,568
USP	176	35		62	1,724
TOTALS	1,958			1,844	51,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,844	115.9000	69.54	128,232	1995	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 1782 HX Base Yr 1995



195 SW MILL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		51,293
TOTAL MARKET OB/XF VALUE		32,900
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		139,193
SOH/AGL Deduction		60,808
ASSESSED VALUE		78,385
TOTAL EXEMPTION VALUE	HX HB WX	49,810
BASE TAXABLE VALUE		28,575
TOTAL JUST VALUE		139,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,193

SALE:2:1: FAMILY TRANSACTION
SALE:1:1: LOT 2 VELLEE S/D
BLDG:1:1: HIGH MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046982	Electrical Servic	0	04/17/2023
35975	M H	375	11/08/2017
12127	M H	125	02/10/1997
10368	M H	125	10/24/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/1676	2/05/2021	QC	U	I	11	100
GRANTOR: ROACH SUSAN D						
GRANTEE: ROACH SUSAN D						
0799/2124	10/05/1994	AG	U	V	13	19,400
GRANTOR: DARWIN L PERRY						
GRANTEE: GERALD ROACH & SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E36 USP= S11 E16 N11 W16$ E30 N27$.

EXTRA FEATURES

LN	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	0294	SHED WOOD/	0	100	10	24	240.00	UT	7.50	7.50	100	1994	1994	3	100	1,800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 32,900

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% 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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/03/2023 BY TW Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS