LOT 8 BLOCK C MELROSE PARK S/D.
537-416, 568-413, 857-355,

THOMAS MARION
375 NW HILTON AVE
LAKE CITY, FL 32055-3338

2026

33-3S-17-06624-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

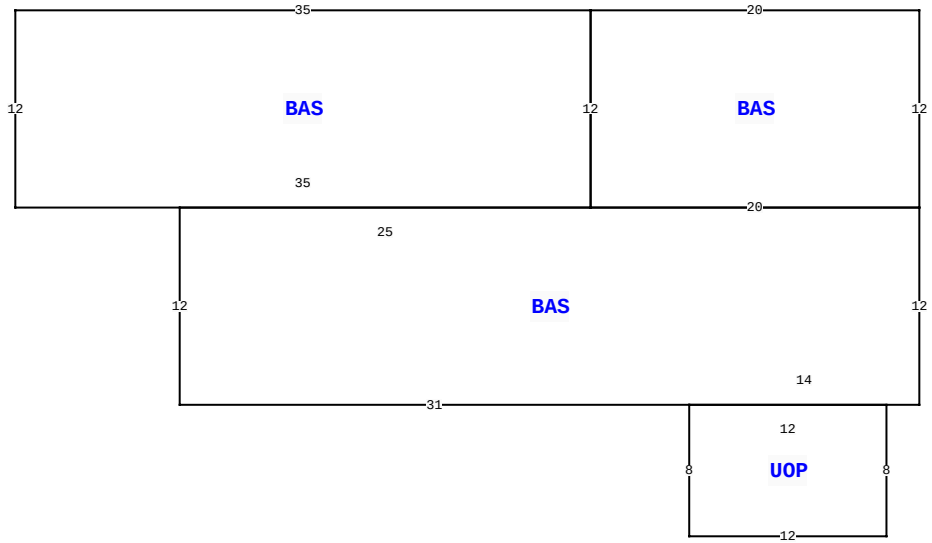
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.110	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	2,328
BAS	420	100		420	4,074
BAS	540	100		540	5,237
UOP	96	25		24	233
TOTALS	1,296			1,224	11,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,224	53.8800	32.33	39,572	1968	1968	10	0	0	60.00	30.00

1 MOBILE HME 0% - 0 Heated Area: 1200 HX Base Yr



1115 SE PEARCE LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	11,872
TOTAL MARKET OB/XF VALUE	8,250
TOTAL LAND VALUE - MARKET	4,150
TOTAL MARKET VALUE	24,272
SOH/AGL Deduction	2,194
ASSESSED VALUE	22,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,078
TOTAL JUST VALUE	24,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,272

XFOB:2:1: NO RP PAPER ON FILE
XFOB:1:1: AMERICAN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1184/0427	11/10/2009	WD	Q	I	01	11,000
GRANTOR: WILLIAM L POPLIN						
GRANTEE: MARION THOMAS						
1151/0980	5/29/2008	WD	U	I		100
GRANTOR: JOYCE REDDING						
GRANTEE: WILLIAM L POPLIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 W20 S12 E20$ BAS= W20 BAS= N12 W35 S12 E35$ W25 S12 E31 UOP= S8 E12 N8 W12$ E14 N12$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,250

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	0		RSF/MH	50.00	105.00	1.00	LT		1.00	1.00	0.50	8,300.00	4,150.00	4,150							

REVIEW DATE 12/08/2016 BY DF Total Acres: 0.12 Total Land Value: 4,150 Market: 0 Agricultural: 0 Common: 4,150 PRINTED 11/21/2025 BY SYS