LOT 7 BLK F MELROSE PARK S/D.

488-863, 681-492, WD 1198-509,

TRAVIS AND AMY INVESTMENTS LLC
13860 N ST ROAD 121
MACCLENNY, FL 32063

2026

33-3S-17-06639-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

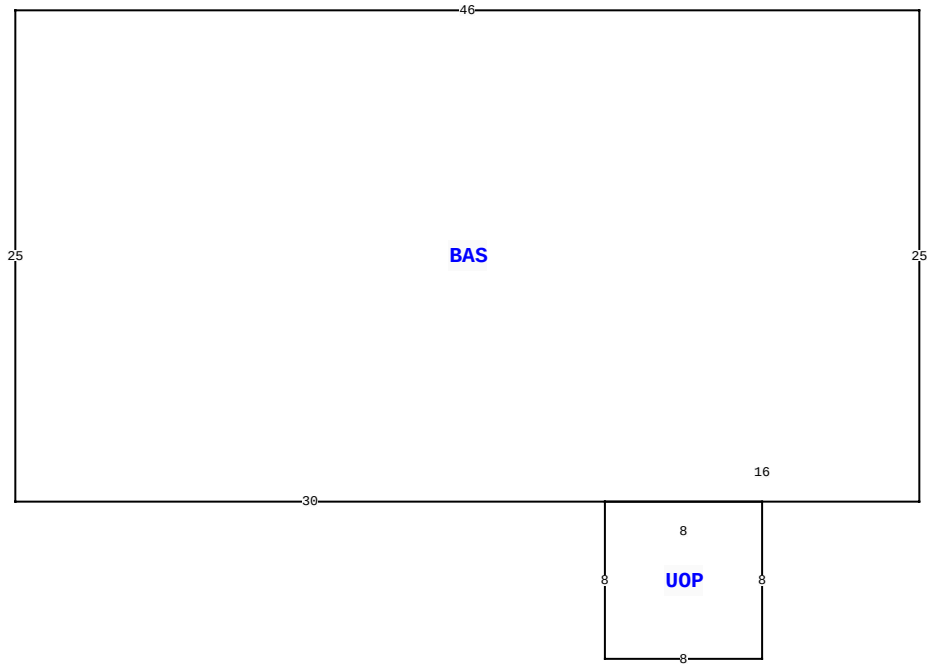
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 07
NEIGHBORHOOD/LOC	33317.110	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100		1,150	23,784
UOP	64	25		16	331
TOTALS	1,214			1,166	24,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,166	114.9000	68.94	80,384	1985	1985	10	0	0	60.00	30.00

1 MOBILE HME 0% - 0 Heated Area: 1150 HX Base Yr



431 SE LOMOND AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	24,115
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	4,150
TOTAL MARKET VALUE	35,265
SOH/AGL Deduction	7,436
ASSESSED VALUE	27,829
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,829
TOTAL JUST VALUE	35,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,265

XFOB:1:1: CHAD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30903	MAINT/ALTR	0	04/04/2013
00000184	ADDN SFR	20	06/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/1033	1/06/2015	WD	U	I	30	30,000
GRANTOR: WILBER L & JOYCE G HU						
GRANTEE: TRAVIS AND AMY INVE						
1198/0509	7/09/2010	WD	U	I	11	100
GRANTOR: WILBUR L HUNTER						
GRANTEE: WILBER L & JOYCE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S25 E30 UOP= S8 E8 N8 W8$ E16 N25$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0102	C	SFR/MH	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 12/12/2016 BY DF Total Acres: 0.12 Total Land Value: 4,150 Market: 0 Agricultural: 0 Common: 4,150 PRINTED 11/21/2025 BY SYS