

70 FT E & W BY 110 FT N & S IN N  
BLOCK 3 MELROSE FARMS S/D.

WILSON JOHN GARY  
P O BOX 2061  
LAKE CITY, FL 32056

2026

33-3S-17-06704-000



| BUILDING CHARACTERISTICS                                                                                                                 |                  |                 |                      |              |                      |          |       |        |             | MARKET ADJUSTMENTS            |           |           |             |                |                |                 |            |                             |      | COLUMBIA COUNTY PROPERTY    |       |        |    |        |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------|----------------------|--------------|----------------------|----------|-------|--------|-------------|-------------------------------|-----------|-----------|-------------|----------------|----------------|-----------------|------------|-----------------------------|------|-----------------------------|-------|--------|----|--------|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                             |                  |                 |                      |              |                      |          |       |        |             | VALUATION SUMMARY             |           |           |             |                |                |                 |            |                             |      | PAGE 1 of 1                 |       |        |    |        |  |  |  |  |  |  |
| ELEMENT                                                                                                                                  | CD               |                 |                      |              |                      |          |       |        |             | TYPE                          | MDL       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB        | ECON                        | FNCT |                             | NORM  | % COND |    |        |  |  |  |  |  |  |
| Exterior Wall                                                                                                                            | 01               | MINIMUM 100     |                      |              |                      |          |       |        |             | 0800                          | 02        | 684       | 69.2100     | 41.53          | 28,407         | 1970            | 1970       | 10                          | 0    | 0                           | 60.00 | 30.00  |    |        |  |  |  |  |  |  |
| Roof Structur                                                                                                                            | 03               | GABLE/HIP 100   |                      |              |                      |          |       |        |             | 1 MOBILE HME 0% - 0           |           |           |             |                |                |                 |            |                             |      | Heated Area: 672 HX Base Yr |       |        |    |        |  |  |  |  |  |  |
| 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                                                                                                                             | 02               | CONVECTION 100  |                      |              |                      |          |       |        |             |                               |           |           |             |                |                |                 |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Bedrooms                                                                                                                                 |                  | 2 100           |                      |              |                      |          |       |        |             |                               |           |           |             |                |                |                 |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Bathrooms                                                                                                                                |                  | 1 100           |                      |              |                      |          |       |        |             |                               |           |           |             |                |                |                 |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Stories                                                                                                                                  | 1.               | 1. 100          |                      |              |                      |          |       |        |             |                               |           |           |             |                |                |                 |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Architectual                                                                                                                             | 01               | CONV 100        |                      |              |                      |          |       |        |             |                               |           |           |             |                |                |                 |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Units                                                                                                                                    |                  | 0 100           |                      |              |                      |          |       |        |             |                               |           |           |             |                |                |                 |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Condition Adj                                                                                                                            | 03               | 03 100          |                      |              |                      |          |       |        |             |                               |           |           |             |                |                |                 |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Kitchen Adjus                                                                                                                            | 01               | 01 100          |                      |              |                      |          |       |        |             |                               |           |           |             |                |                |                 |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Quality                                                                                                                                  |                  | 03 03           |                      |              |                      |          |       |        |             |                               |           |           |             |                |                |                 |            |                             |      | VALUATION BY                |       |        |    |        |  |  |  |  |  |  |
| DOR CODE                                                                                                                                 |                  | 0200            |                      |              |                      |          |       |        |             | MOBILE HOME                   |           |           |             |                |                |                 |            | STANDARD                    |      |                             |       |        |    |        |  |  |  |  |  |  |
| MAP NUM                                                                                                                                  |                  |                 |                      |              |                      |          |       |        |             | MKT AREA                      |           |           |             |                |                |                 |            | 07                          |      |                             |       |        |    |        |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                         |                  | 33317.120 1.00/ |                      |              |                      |          |       |        |             |                               |           |           |             |                |                |                 |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                | TOTAL GROSS AREA | PCT OF BASE     | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |        |             |                               |           |           |             |                |                |                 |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| BAS                                                                                                                                      | 672              | 100             |                      | 672          | 8,372                |          |       |        |             |                               |           |           |             |                |                |                 |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| UOP                                                                                                                                      | 48               | 25              |                      | 12           | 149                  |          |       |        |             |                               |           |           |             |                |                |                 |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| TOTALS                                                                                                                                   |                  | 720             |                      | 684          |                      | 8,522    |       |        |             |                               |           |           |             |                |                |                 |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                           |                  |                 |                      |              |                      |          |       |        |             | 174 SE DANIELLE PL, LAKE CITY |           |           |             |                |                |                 |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| 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                                                                                                                                        | 0261             | PRCH, UOP       | 0                    | 0            | 0                    | 0        | 1.00  | UT     | 0.00        | 0.00                          | 100       | 2012      | 2012        | 3              | 100            | 100             |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| 2                                                                                                                                        | 0261             | PRCH, UOP       | 0                    | 0            | 0                    | 0        | 1.00  | UT     | 0.00        | 0.00                          | 100       | 2017      | 2017        | 3              | 100            | 100             |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| 3                                                                                                                                        | 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                   |           |           |             |                |                |                 |            |                             |      | 7,200                       |       |        |    |        |  |  |  |  |  |  |
| L N                                                                                                                                      | USE CODE         | CLS             | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE                     | D T       | DPHT 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   | 70.00 | 110.00 | 0.18        | AC                            |           | 1.00      | 1.00        | 1.00           | 16,700.00      | 16,700.00       | 2,939      |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| REVIEW DATE 12/20/2016 BY DF Total Acres: 0.18 Total Land Value: 2,939 Market: 0 Agricultural: 0 Common: 2,939 PRINTED 10/14/2025 BY SYS |                  |                 |                      |              |                      |          |       |        |             |                               |           |           |             |                |                |                 |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |