LOT 38 EASTSIDE VILLAGE S/D.
657-731, DC 946-2620, LE 946-262

CATHEY MELLER CREEL LLC
277 SE ELM LOOP
LAKE CITY, FL 32025

2026

34-3S-17-07018-138

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

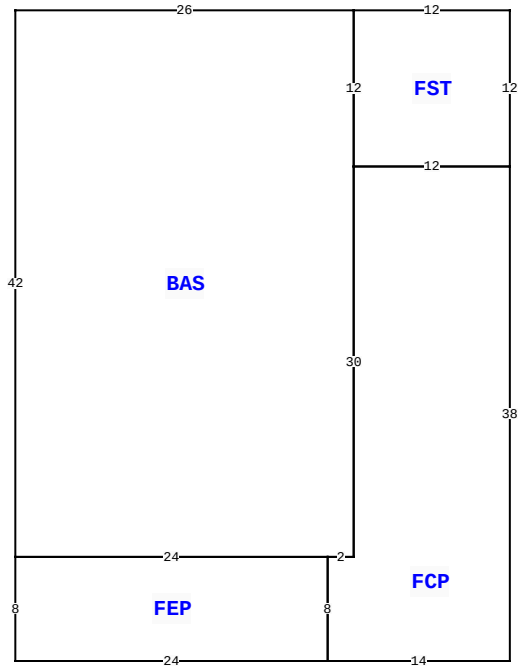
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	01	MINIMUM 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	64,246
FCP	472	25		118	6,942
FEP	192	85		163	9,590
FST	144	55		79	4,648
TOTALS	1,900			1,452	85,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,452	113.8000	106.97	155,320	1987	1987	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1092 HX Base Yr



190 SE BECKY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	85,426
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	108,226
SOH/AGL Deduction	25,703
ASSESSED VALUE	82,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,523
TOTAL JUST VALUE	108,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,226

XFOB:1:1: TROP MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/1111	7/10/2017	WD	Q	I	01	48,500
GRANTOR: LENDA DARNELL HILL WA						
GRANTEE: CATHEY MELLER CREEL						
1300/1239	8/07/2015	WD	U	I	11	100
GRANTOR: DEBORAH MESSENGER						
GRANTEE: LENDA DARNELL HILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S42 FEP= S8 E24 N8 W24$ E24 FCP= S8 E14 N38 W12 S30 W2$ E2 N30 FST= E12 N12 W12 S12$ 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/08/2017 BY DF Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/13/2025 BY SYS