

LOT 41 EASTSIDE VILLAGE S/D.
648-783, PB 818-1401, WD 1219-22

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

2026

34-3S-17-07018-141



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	12	HARDWOOD 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		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	30,821
FEP	184	85		156	4,403
FGR	360	55		198	5,588
FOP	120	35		42	1,186
UST	144	45		65	1,834
TOTALS	1,900			1,553	43,832

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,553	117.6000	70.56	109,580	1987	1987	0	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1092 HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/21/2023 MLU												

TOTAL OB/XF														
300														

TOTAL OB/XF														
300														

COLUMBIA COUNTY PROPERTY														
PAGE 1 of 1 2														
VALUATION SUMMARY														
VALUATION BY STANDARD														
Tax Group: 2 Tax Dist:														
BUILDING MARKET VALUE 43,832														
TOTAL MARKET OB/XF VALUE 300														
TOTAL LAND VALUE - MARKET 22,500														
TOTAL MARKET VALUE 66,632														
SOH/AGL Deduction 12,806														
ASSESSED VALUE 53,826														
TOTAL EXEMPTION VALUE 0														
BASE TAXABLE VALUE 53,826														
TOTAL JUST VALUE 66,632														
NCON VALUE 0														
INCOME VALUE														
PREVIOUS YEAR MKT VALUE 66,632														
XFOB:1:1: NOBI MH														
PERMIT NUM DESCRIPTION AMT ISSUED														
SALES DATA														
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE														
1305/0041 11/24/2015 QC U I 11 100														
GRANTOR: CATHEY MELLER CREEL														
GRANTEE: CATHEY MELLER CREEL														
1290/0626 2/18/2015 WD U I 19 41,000														
GRANTOR: GLADYS L KIRKLAND TRU														
GRANTEE: CATHEY MELLER CREEL														
BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W26 UST= W12 S12 E12 N12\$ S12 FGR= W12 S30 FOP= S8 E15 N8 W15\$ E12 N30 \$ S30 E3 FEP= S8 E23 N8W23\$ E23 N42\$.														