

NORRIS MELVA
1004 SW CHARLES TERRACE
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1					3				
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		31		VINYL SID 100		0201		02		1,056		114.9000		108.01		114,059		1998		1998		0		0		0 45.00		55.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		MANUF		1		0%		- 2022		Heated Area: 1056														Tax Group: 3					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					62,732				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					7,300				
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					13,000				
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE					83,032				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					3,695				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					79,337				
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					0				
Bathrooms				2 100																										BASE TAXABLE VALUE					79,337				
Stories		1.		1. 100																										TOTAL JUST VALUE					83,032				
Architectual		01		CONV 100																										INCON VALUE					0				
Units				0 100																										INCOME VALUE									
Condition Adj		03		03 100																										PREVIOUS YEAR MKT VALUE					83,032				
Kitchen Adjus		01		01 100																																			
Quality		05		05																																			
DOR CODE		0202		MOBILE HOME/M HOME																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		36515.020		1.00/																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,056		100				1,056		62,732																													
TOTALS		1,056						1,056		62,732																													
EXTRA FEATURES										214 SW WALNUT PL, FORT WHITE										BLD DATE				LGL DATE		05/09/2024		MLU											
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
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		2013		2013		3		100		300									
2		9945		Well/Sept		0 0		0 0		1.00		UT		7,000.00				7,000.00		100						3		100		7,000									