W DIV: LOTS 12 & 13 BLOCK 2
PINEDALE S/D.

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

2027

00-00-00-12406-000

BUILDING CHARACTERISTICS

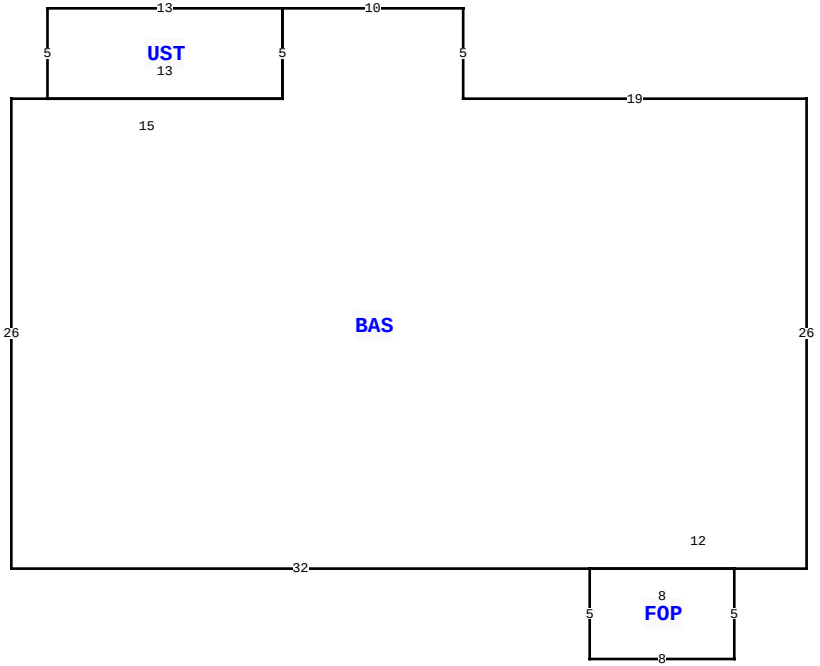
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,194	100		1,194	55,840
FOP	40	30		12	561
UST	65	45		29	1,357
TOTALS	1,299			1,235	57,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,235	65.4075	71.95	88,858	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1194 HX Base Yr



767 NW ORANGE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	0	18	20	1.00	UT	750.00	750.00	50	0	0	3	50	375	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	57,758
TOTAL MARKET OB/XF VALUE	875
TOTAL LAND VALUE - MARKET	16,312
TOTAL MARKET VALUE	74,945
SOH/AGL Deduction	0
ASSESSED VALUE	74,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,945
TOTAL JUST VALUE	74,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,996

SALE:2:1: TRANSACTION INCLUDES RE # 12399 & 12400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1281/0979	9/09/2014	WD	U	I	12	35,000
GRANTOR: CAMPUS USA CREDIT UNI						
GRANTEE: CATHEY MELLER CREEL						
1276/1841	6/11/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (VILLA						
GRANTEE: CAMPUS USA CREDIT U						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 N5 W10 UST= W13 S5 E13 N5$ S5 W15 S26 E32 FOP= S5 E8 N5 W8$ E12 N26$.

LAND DESCRIPTION

TOTAL OB/XF 875

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	0100	C	SFR	0		*RSF-1	145.00	90.00	13,050.00	SF		1.00	1.00	1.00	1.25	1.25	16,312							

REVIEW DATE 08/27/2016 BY DF Total Acres: 0.30 Total Land Value: 16,312 Market: 0 Agricultural: 0 Common: 16,312 PRINTED 11/16/2026 BY SYS