

E DIV: BEG 150.5 FT N OF SE COR,
CIRCLE DR, W 105.1 FT, S 125.5 F
POB. (BLOCK 247).

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

2026

00-00-00-13203-000



BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	03 PLASTER 100				
Interior Floor	14 CARPET 90				
Interior Floor	06 VINYL ASB 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	01 01 100				
Kitchen Adjus	01 01 100				
Quality	04 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	860317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100		1,664	98,685
FOP	24	30		7	415
FOP	44	30		13	771
FST	160	55		88	5,219
FST	288	55		158	9,370
UOP	132	20		26	1,542
TOTALS	2,312			1,956	116,002

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,956	81.4606	91.24	178,465	1930	1930	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1664 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			116,002
TOTAL MARKET OB/XF VALUE			2,030
TOTAL LAND VALUE - MARKET			26,250
TOTAL MARKET VALUE			144,282
SOH/AGL Deduction			0
ASSESSED VALUE			144,282
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			144,282
TOTAL JUST VALUE			144,282
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/969	9/05/2023	WD	U	I	11	100
GRANTOR: CREEL CATHEY MELLER						
GRANTEE: CATHEY MELLER CREEL						
1441/1924	8/09/2019	WD	U	I	11	100
GRANTOR: NETTLES LINDA M						
GRANTEE: CREEL CATHEY MELLER						

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	% 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	30	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	600	
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

TOTAL OB/XF												2,030					
384 NE LAKE DESOTO CIR, LAKE CITY																	
BLD DATE		LGL DATE		LAND DATE		05/12/2026		MLU									
XF DATE		AG DATE															
INC DATE																	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W18 N2 FST= N12 W24 S12E24\$ W24 UOP= N6 W22 S6 E22\$ W22 S24 E18 FOP= E4 N6 W4 S6\$N6 E4 S11 E31 FOP= S2 E11 N4 W11 S2\$ N2 E11 N4 FST= E10 N16 W10 S16\$ N21\$.											

LAND DESCRIPTION												TOTAL OB/XF						2,030						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	300.00	150.00	15,000.00	SF		1.00	1.00	0.50	3.50	1.75	26,250							