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

2027

00-00-00-13203-000

BUILDING CHARACTERISTICS

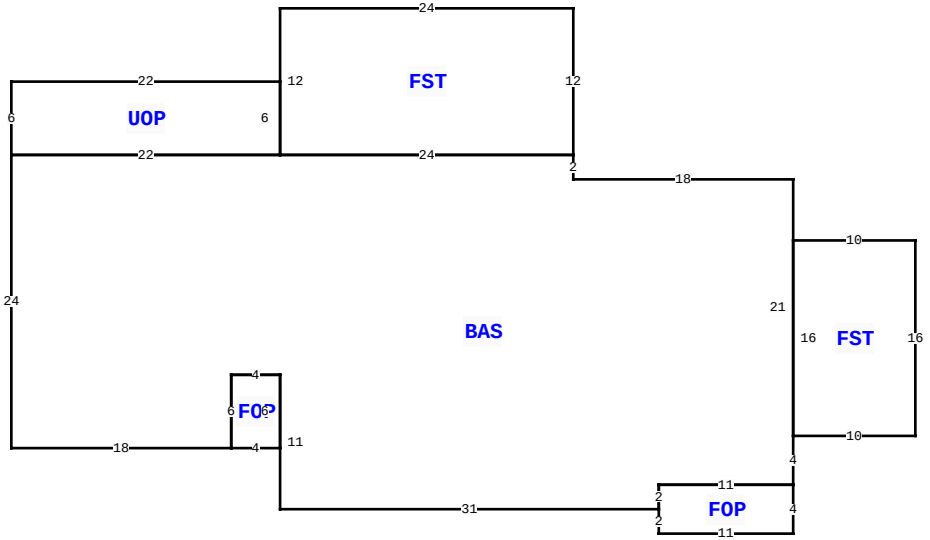
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	96,922
FOP	24	30		7	408
FOP	44	30		13	757
FST	160	55		88	5,126
FST	288	55		158	9,203
UOP	132	20		26	1,515
TOTALS	2,312			1,956	113,930

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	89.61	175,277	1930	1930	0	0	0	35.00	65.00

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



384 NE LAKE DESOTO CIR, 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	113,930
TOTAL MARKET OB/XF VALUE	2,030
TOTAL LAND VALUE - MARKET	26,250
TOTAL MARKET VALUE	142,210
SOH/AGL Deduction	0
ASSESSED VALUE	142,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,210
TOTAL JUST VALUE	142,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,282

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						

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

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	100.00	150.00	15,000.00	SF		1.00	1.00	0.50	3.50	1.75	26,250							

REVIEW DATE 10/21/2016 BY DF Total Acres: 0.34 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/16/2026 BY SYS