



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,040	100	
TOTALS	2,040		2,040 128,460

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	- 2025	Heated Area: 2040			HX Base Yr 2025				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS </div>												
107 SW MELODY GLN, LAKE CITY				BLD DATE		LGL DATE		04/22/2026	MLU			
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			128,460
TOTAL MARKET OB/XF VALUE			7,950
TOTAL LAND VALUE - MARKET			59,160
TOTAL MARKET VALUE			195,570
SOH/AGL Deduction			0
ASSESSED VALUE			195,570
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			144,159
TOTAL JUST VALUE			195,570
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			198,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050961	Roof Replacement	10,875	10/03/2024
7735	M H	100	11/01/1993
7492	M H	25	08/17/1993
41114	M H		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/2711	4/29/2025	WD	U	I	11	100
GRANTOR: PATRICK MIKEL AKA MIK						
GRANTEE: PATRICK MIKEL						
1427/25	12/21/2020	WD	Q	I	03	30,000
GRANTOR: BUTTS APRIL &						
GRANTEE: PATRICK MIKE						

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	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	50	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	UT	200.00	200.00	100	2021	2021		100	200	
5	0081	DECKING WI	0	100	0	0	UT	600.00	600.00	100	2024	2023		100	600	
TOTALS													7,950			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=16,12] E68 S30 W68 N30 \$	

LAND DESCRIPTION													TOTAL OB/XF												
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0200	C	MBL HM	100		A-1	0.00	0.00	4.93	AC		1.00	1.00	1.00	12,000.00	12,000.00	59,160								