LOTS 14 & 15 SOUTH COLUMBIA ACRE

775-1698, CT 1095-2301, WD 1103-

MELTON WILLIAM P
834 SW BOYETTE TER
LAKE CITY, FL 32024

2026

07-5S-16-03487-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

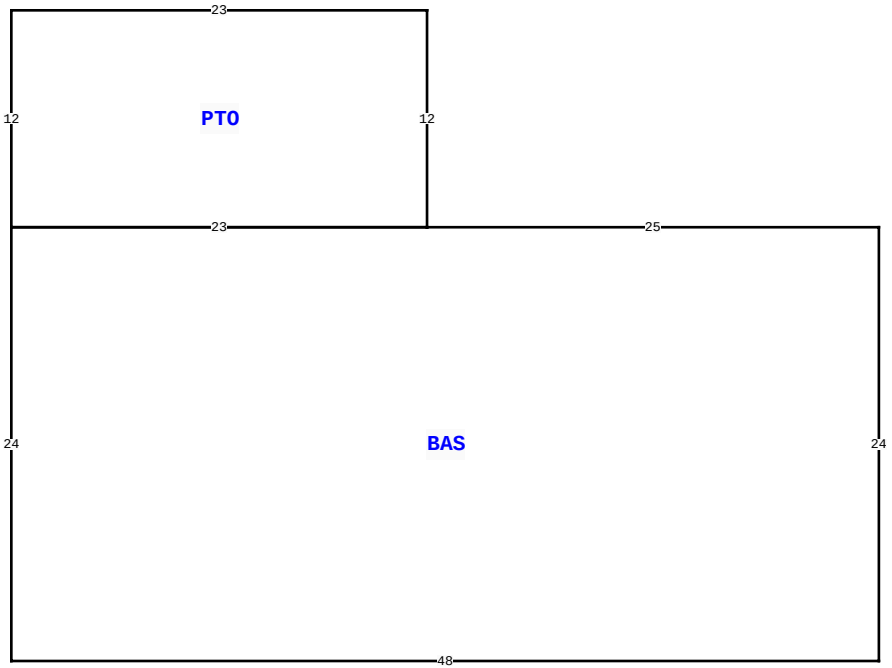
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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 02
NEIGHBORHOOD/LOC	7516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	31,491
PTO	276	5		14	383
TOTALS	1,428			1,166	31,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,166	113.9000	68.34	79,684	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 1152 HX Base Yr 2021



820 SW BOYETTE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		31,874
TOTAL MARKET OB/XF VALUE		12,476
TOTAL LAND VALUE - MARKET		32,400
TOTAL MARKET VALUE		76,750
SOH/AGL Deduction		28,122
ASSESSED VALUE		48,628
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,628
TOTAL JUST VALUE		76,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,950

XFOB:1:1: ROYA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1406/0358	2/06/2020	WD	Q	I	01	40,000
GRANTOR: MERCELYN MCCREA						
GRANTEE: CHRISTINE VAUGHN &						
1103/1457	11/17/2006	WD	Q	I	01	32,000
GRANTOR: CITIFINANCIAL SERVICE						
GRANTEE: MERCELYN MCCREA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 PTO= N12 W23 S12 E23$ W23 S24 E48 N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0294	SHED WOOD/	0	100	24	29	696.00	UT	7.50	7.50	80	1993	1993	3	80	4,176	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 12,476

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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	2.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	32,400							

REVIEW DATE 08/20/2019 BY BC Total Acres: 2.06 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 06/08/2026 BY SYS