

COMM SE COR, RUN N 39 FT, W
591.90 FT, RUN N 731.35 FT,
E 600.43 FT, N 317.84 FT FOR

ROWE MELISSA L
243 SW KEGEL WAY
LAKE CITY, FL 32024

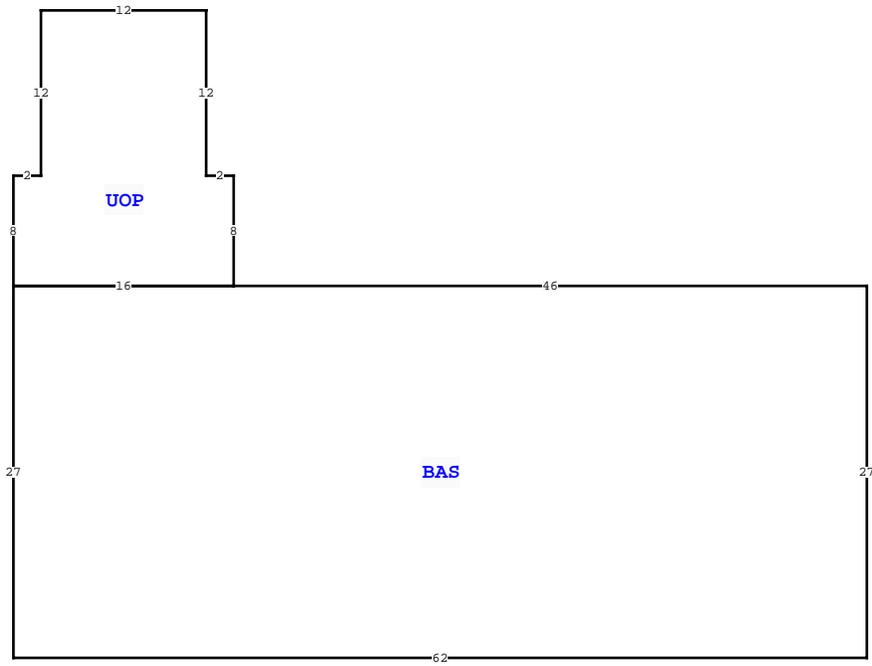
2026

12-4S-15-00347-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	01
NEIGHBORHOOD/LOC	12415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,674	100	
UOP	272	25	
TOTALS	1,946		1,742 106,598

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	- 2006	Heated Area: 1674		HX Base Yr 2006						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			106,598
TOTAL MARKET OB/XF VALUE			11,950
TOTAL LAND VALUE - MARKET			60,120
TOTAL MARKET VALUE			178,668
SOH/AGL Deduction			92,410
ASSESSED VALUE			86,258
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			34,847
TOTAL JUST VALUE			178,668
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			171,445

SALE: 2:1: 10.02 ACRES
SALE: 1:1: 10.02 AC (SEE ORB 835-135 FOR CORR DEED)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042184	Roof Replacement	8,715	06/21/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1205/0583	11/19/2010	FJ	U	I	18	0

GRANTOR: CLERK OF COURT
GRANTEE: MELISSA L ROWE
1033/2245 11/23/2004 WD Q V 04 100
GRANTOR: FLATT
GRANTEE: JAMES A ROWE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W46 UOP= N8 W2 N12 W12 S12 W2 S8 E16\$ W16 S27 E62 N27\$.	

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	0296	SHED METAL	0	100 20 25	1.00	UT	0.00	0.00	100	2013	2013	3	100	4,500	
2	0252	LEAN-TO W/	0	100 12 25	1.00	UT	0.00	0.00	100	2013	2013	3	100	450	
3	9945	Well/Sept	0	100 0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							