

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

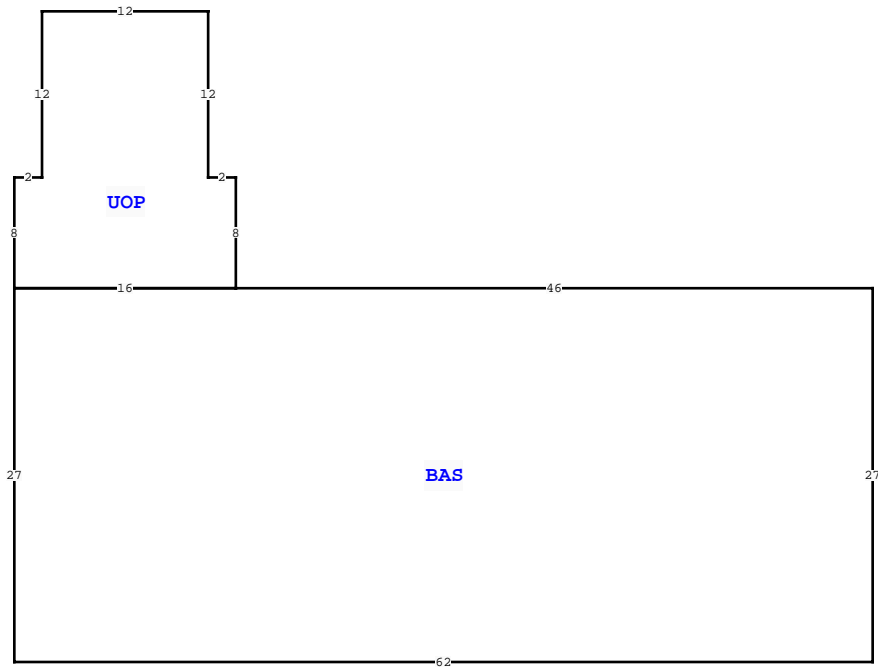
2026

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		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,742	115.9000	108.95	189,791	1999	1999		0	0	45.00	55.00	
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			104,385
TOTAL MARKET OB/XF VALUE			11,950
TOTAL LAND VALUE - MARKET			60,120
TOTAL MARKET VALUE			176,455
SOH/AGL Deduction			90,197
ASSESSED VALUE			86,258
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			34,847
TOTAL JUST VALUE			176,455
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			171,445

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

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

TOTAL OB/XF													
11,950													

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

LAND DESCRIPTION																								
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							