(AKA LOT 7 BLK E CHADWORTH S/D (
COMM NE COR OF W1/2 OF SE1/4, W
FT FOR POB, CONT S 259.03 FT, W

RAULERSON SPENCER/RAULERSON TIFFANY
164 NW MELANIE WAY
LAKE CITY, FL 32055

2027

14-3S-16-02123-037

BUILDING CHARACTERISTICS

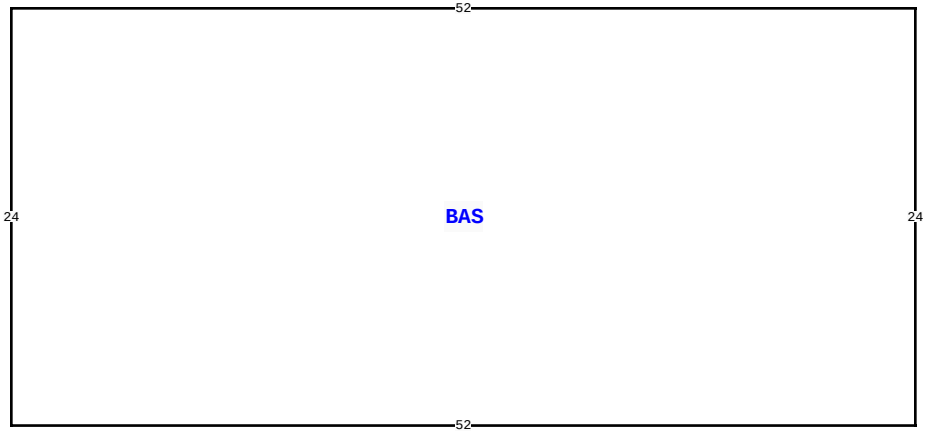
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	14316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	76,677
TOTALS	1,248			1,248	76,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	113.9000	105.93	132,201	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2017 Heated Area: 1248 HX Base Yr 2017



164 NW MELANIE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		76,677
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		16,200
TOTAL MARKET VALUE		101,077
SOH/AGL Deduction		45,054
ASSESSED VALUE		56,023
TOTAL EXEMPTION VALUE	HX HB	31,023
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		101,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27175	M H	470	07/16/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/1029	9/19/2016	WD	U	I	11	100
GRANTOR: TIMOTHY & CASSIE D LO						
GRANTEE: SPENCER & TIFFANY R						
1153/2236	6/27/2008	WD	Q	V		13,400
GRANTOR: JOAN CLEMENTS						
GRANTEE: TIMOTHY & CASSIE LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E52 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	16,200							

REVIEW DATE 05/11/2023 BY KS Total Acres: 1.19 Total Land Value: 16,200 Market: 0 Agricultural: 0 Common: 16,200 PRINTED 11/17/2026 BY SYS