

(AKA LOT 2 BLK F CHADWORTH S/D U
 COMM NE COR OF NW1/4 OF SE1/4, R
 POB CONT S 161.75 FT, W 310 FT,

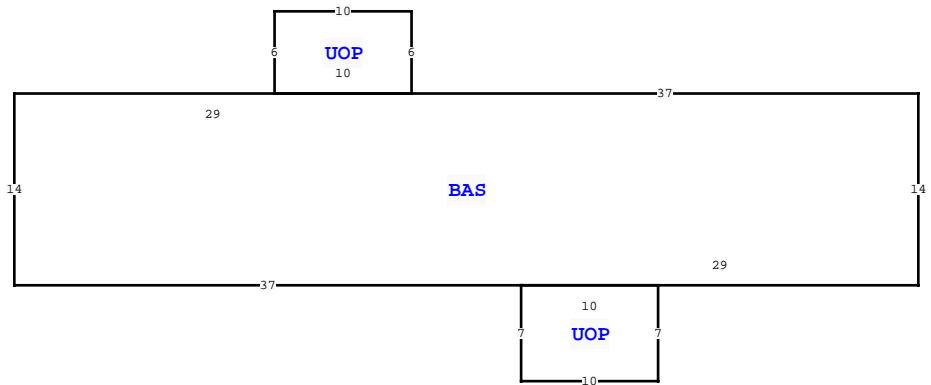
GALLOWAY RENTZ T
 495 NW WINFIELD ST
 LAKE CITY, FL 32055

2026

14-3S-16-02123-039


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 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	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
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
BAS	924	100	
UOP	60	25	
UOP	70	25	
TOTALS	1,054		957 22,512

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	957	98.0100	58.81	56,281	1983	1983		0	0	60.00	40.00	
2 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	22,512		
TOTAL MARKET OB/XF VALUE	10,450		
TOTAL LAND VALUE - MARKET	16,200		
TOTAL MARKET VALUE	49,162		
SOH/AGL Deduction	8,618		
ASSESSED VALUE	40,544		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	40,544		
TOTAL JUST VALUE	49,162		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	45,562		
PRMT:1:1: 14X70			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19834	M H	125	08/09/2002
6741	M H	60	01/07/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0705/0056	12/16/1989	WD	U	I		10,000
GRANTOR: ALLEN TUTEN						
GRANTEE: RENTZ GALLOWAY						
0579/0732	1/01/1980	WD	Q	I		5,000
GRANTOR:						
GRANTEE:						

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	0060	CARPOT F	0	0	20	25	500.00	UT	4.50	100	2009	2009	3	100	2,250	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	100	2009	2009	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	

TOTAL OB/XF													
10,450													
161 NW MELANIE WAY, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/07/2026 MLU													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W37 UOP= N6 W10 S6 E10\$ W29 S14 E37 UOP= S7E10 N7 W10\$E29 N14\$.													

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	0		RSF/ME	50.00	310.00	1.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	16,200							