

(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

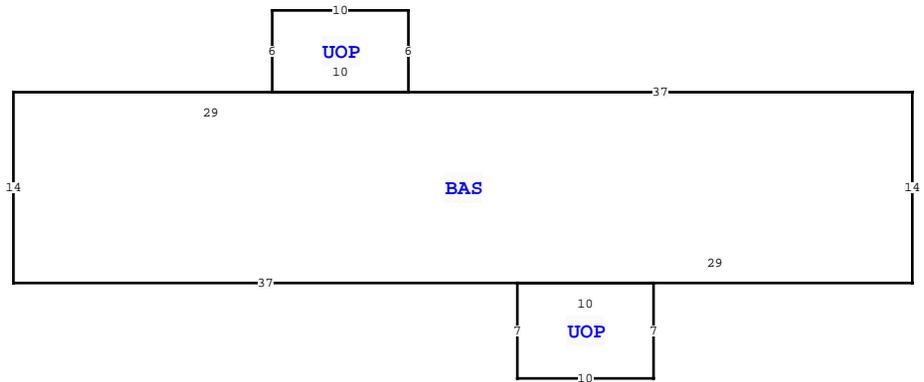
2026

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	
Architectural	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 23,638

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	61.75	59,095	1983	1983		0	0	60.00	40.00	
2 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			23,638
TOTAL MARKET OB/XF VALUE			10,450
TOTAL LAND VALUE - MARKET			16,200
TOTAL MARKET VALUE			50,288
SOH/AGL Deduction			9,744
ASSESSED VALUE			40,544
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			40,544
TOTAL JUST VALUE			50,288
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	4.50	100	2009	2009	3	100	2,250	
2	0190	FPLC PF	0	0 0 0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
3	9945	Well/Sept	0	0 0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF														10,450	
161 NW MELANIE WAY, LAKE CITY															
														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														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	0		RSF/MR	50.00	310.00	1.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	16,200							