

(AKA LOT 6 BLOCK F CHADWORTH UNR
COMM NE COR OF NW1/4 OF SE1/4, R
POB, CONT S 200.52 FT, W 310.01

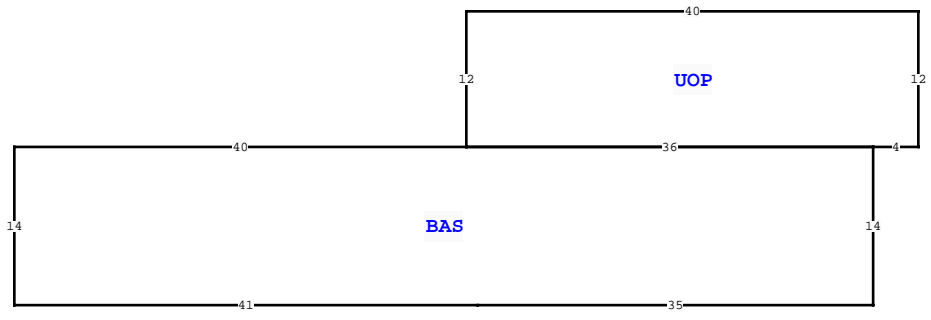
PEART JOHN/PEART LYNNETEE I
277 NW MELANIE WAY
LAKE CITY, FL 32055

2026

14-3S-16-02123-042


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 100	
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	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
BAS	1,064	100	
UOP	480	25	
TOTALS	1,544		1,184 67,334

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%	- 2024								Heated Area: 1064 HX Base Yr 2024	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			67,334
TOTAL MARKET OB/XF VALUE			17,000
TOTAL LAND VALUE - MARKET			21,600
TOTAL MARKET VALUE			105,934
SOH/AGL Deduction			6,892
ASSESSED VALUE			99,042
TOTAL EXEMPTION VALUE	HX HB SX		99,042
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			105,934
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			101,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/398	11/17/2023	WD	Q	I	01	130,000
GRANTOR: JOHNSON NEIL R						
GRANTEE: PEART JOHN						
1444/2084	8/07/2021	WD	Q	I	01	33,000
GRANTOR: WATTS LUCAS						
GRANTEE: JOHNSON NEIL R						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	
2	0031	BARN,MT AE	0	100	22	30	UT	0.00	0.00	

TOTAL OB/XF										17,000	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/08/2026			MLU					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W40 S14 E41 E35 N14 W36 \$									
UOP=[ORIG=36,0] E4 N12 W40 S12 E36 \$									

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		RSF/MBL	300.00	310.00	1.00	LT		1.00	1.20	1.20	18,000.00	21,600.00	21,600							