(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

2027

14-3S-16-02123-042

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	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

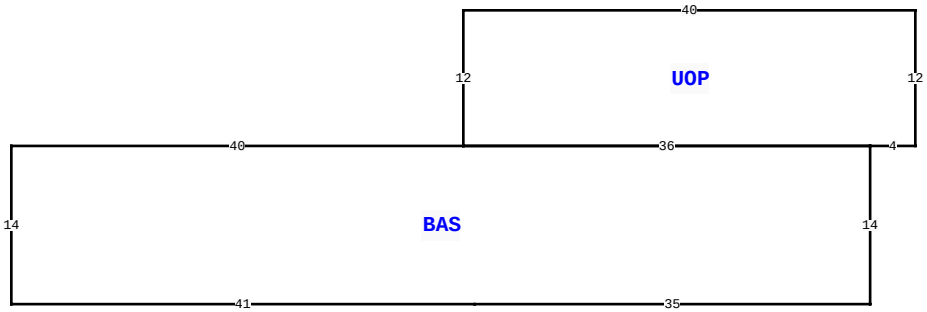
NEIGHBORHOOD/LOC 14316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	59,866
UOP	480	25		120	6,752
TOTALS	1,544			1,184	66,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,184	110.0000	102.30	121,123	1991	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1064 HX Base Yr 2024



277 NW MELANIE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0031	BARN,MT AE	0	100	22	30	1.00	UT	0.00	0.00	100	2018	2018	3	100	10,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	66,618
TOTAL MARKET OB/XF VALUE	17,000
TOTAL LAND VALUE - MARKET	21,600
TOTAL MARKET VALUE	105,218
SOH/AGL Deduction	3,205
ASSESSED VALUE	102,013
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	602
TOTAL JUST VALUE	105,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,934

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						

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 17,000

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		RSF/MH	200.00	310.00	1.00	LT		1.00	1.20	1.20	18,000.00	21,600.00	21,600							

REVIEW DATE 01/04/2024 BY TP Total Acres: 1.42 Total Land Value: 21,600 Market: 0 Agricultural: 0 Common: 21,600 PRINTED 11/17/2026 BY SYS