

(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		
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
BAS	1,064	100
UOP	480	25
TOTALS	1,544	1,184

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																			
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/08/2026	MLU
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COLUMBIA COUNTY PROPERTY																																															
VALUATION SUMMARY			PAGE 1 of 1																																												
VALUATION BY		STANDARD																																													
Tax Group: 3	Tax Dist:																																														
BUILDING MARKET VALUE	68,766																																														
TOTAL MARKET OB/XF VALUE	17,000																																														
TOTAL LAND VALUE - MARKET	21,600																																														
TOTAL MARKET VALUE	107,366																																														
SOH/AGL Deduction	8,324																																														
ASSESSED VALUE	99,042																																														
TOTAL EXEMPTION VALUE	HX HB SX 99,042																																														
BASE TAXABLE VALUE	0																																														
TOTAL JUST VALUE	107,366																																														
NCON VALUE	0																																														
INCOME VALUE																																															
PREVIOUS YEAR MKT VALUE	101,134																																														
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SALES DATA																																															
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD																																												
1503/398	11/17/2023	WD Q	I 01																																												
GRANTOR: JOHNSON NEIL R																																															
GRANTEE: PEART JOHN																																															
1444/2084	8/07/2021	WD Q	I 01																																												
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												
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	310.00	310.00	1.00	LT		1.00	1.20	1.20	18,000.00	21,600.00	21,600								