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

WATTS WILLIAM NORWOOD JR
219 NW MELANIE WAY
LAKE CITY, FL 32024

2026

14-3S-16-02123-043

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

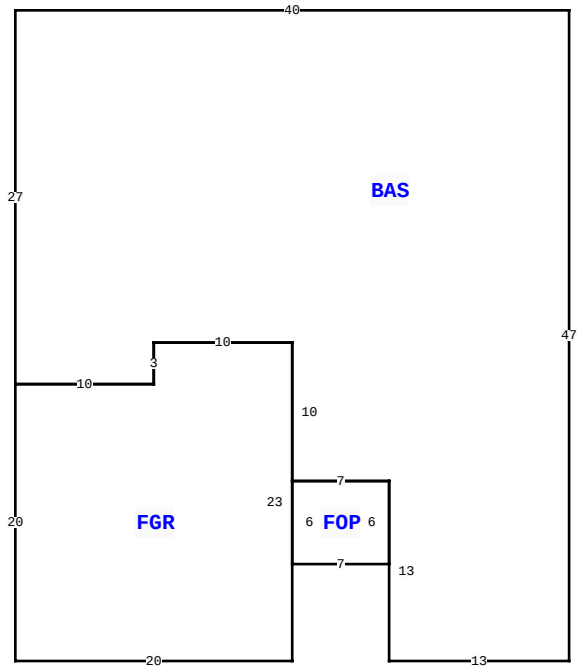
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 14316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,359	100		1,359	148,565
FGR	430	55		236	25,800
FOP	42	30		13	1,421
TOTALS	1,831			1,608	175,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,608	115.5330	131.71	211,790	2008	2008	0	0	0	17.00	83.00

2 SINGLE FAM 0% - 0 Heated Area: 1359 HX Base Yr



219 NW MELANIE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	175,786
TOTAL MARKET OB/XF VALUE	12,100
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	205,886
SOH/AGL Deduction	0
ASSESSED VALUE	205,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,886
TOTAL JUST VALUE	205,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27207	SFR	542	07/28/2008
26084	SFR	464	08/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1185/2373	9/24/2009	WD	U	I	11	0
GRANTOR: BRJ VENTURES LLC (						
GRANTEE: WILLIAM NORWOOD WAT						
1171/0650	4/13/2009	WD	Q	I	01	141,800
GRANTOR: BRJ VENTURES LLC						
GRANTEE: WILLIAM A WATTS JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 FGR= S20 E20 N23 W10 S3 W10$ E10 N3 E10 S10 FOP= S6 E7 N6 W7$ E7 S13 E13 N47$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,600	
2	0294	SHED WOOD/	0	0	30	30	900.00	UT	10.00	10.00	100	2014	2014	3	100	9,000	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 12,100

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	0100	C	SFR	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 05/11/2023 BY KS Total Acres: 1.15 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 05/08/2026 BY SYS