(AKA LOT 5 BLOCK F CHADWORTH S/D
COMM NE COR OF NW1/4 OF SE1/4, R
FOR POB, CONT S 161.75 FT, W 310

ROBISON GERALD/ROBISON BRENDA
253 NW MELANIE WAY
LAKE CITY, FL 32055

2026

14-3S-16-02123-044

BUILDING CHARACTERISTICS

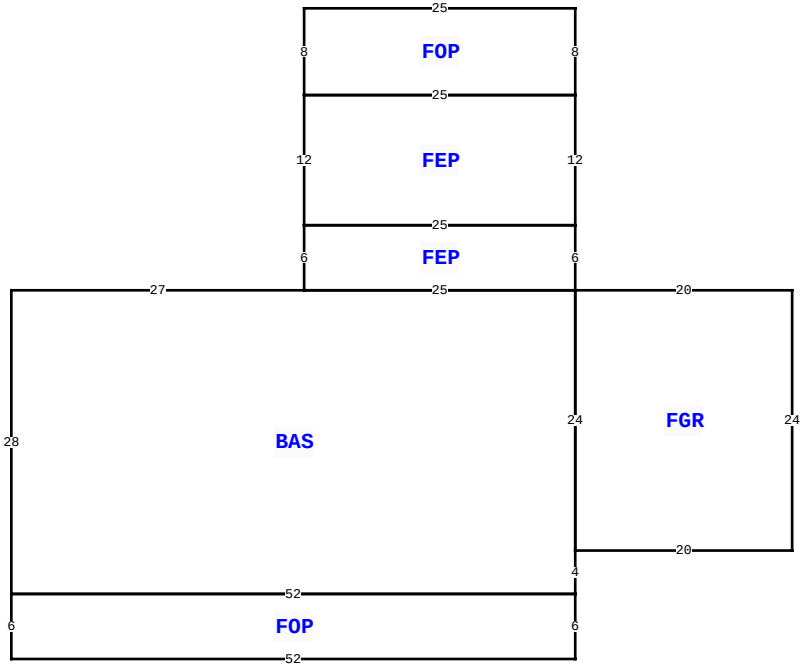
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,456	100		1,456	155,966
FEP	150	80		120	12,854
FEP	300	80		240	25,708
FGR	480	55		264	28,280
FOP	200	30		60	6,428
FOP	312	30		94	10,070
TOTALS	2,898			2,234	239,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,234	115.2360	129.06	288,320	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2022 Heated Area: 1456 HX Base Yr 2022



253 NW MELANIE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,800	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		239,306
TOTAL MARKET OB/XF VALUE		5,350
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		280,656
SOH/AGL Deduction		52,845
ASSESSED VALUE		227,811
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,400
TOTAL JUST VALUE		280,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055562	Roof Replacement	9,780	04/27/2026
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
1436/326	4/26/2021	WD	Q	I	01	190,000
GRANTOR: MOSCHETTI NANCY E TRU						
GRANTEE: ROBISON GERALD						
1412/0616	5/18/2020	WD	U	I	30	100
GRANTOR: NANCY E MUSCHETTI TRU						
GRANTEE: NANCY E MUSCHETTI T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 S28 E52 N4 N24 W25 $
FGR=[ORIG=25,24] E20 N24 W20 S24 $
FOP=[ORIG=-27,28] S6 E52 N6 W52 $
FEP=[ORIG=25,0] N6 W25 S6 E25 $
FEP=[ORIG=25,-18] W25 S12 E25 N12 $
FOP=[ORIG=25,-26] W25 S8 E25 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,350

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	100		RSF/MH	62.00	310.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000							

REVIEW DATE 05/11/2023 BY KS Total Acres: 1.15 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 06/23/2026 BY SYS