

COMM NW COR OF NW1/4, RUN S 445.  
CR-245, SE ALONG R/W 212.74 FT F  
666.57 FT, SW 633.33 FT, N 834 F

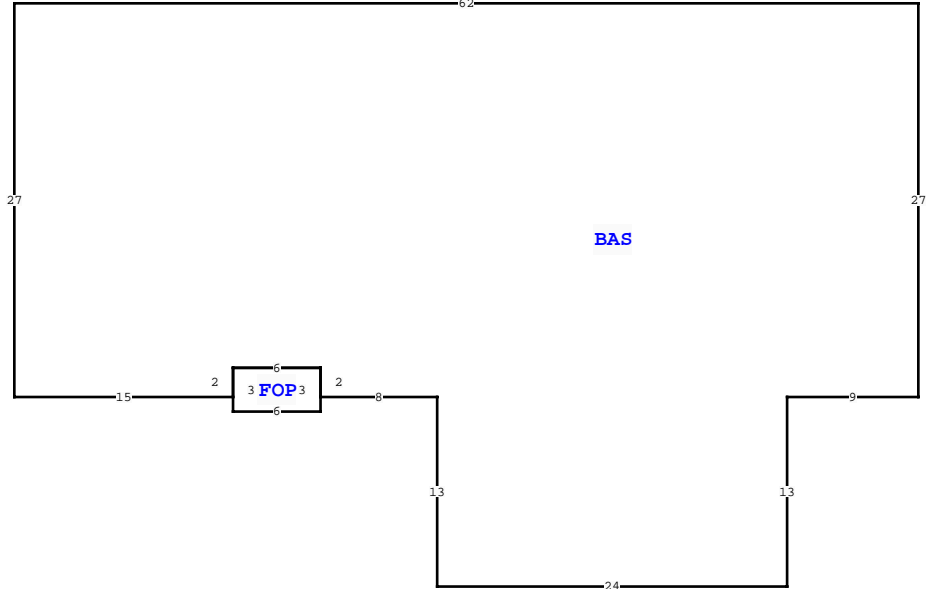
WILLIAMS MELISSA  
2876 SE COUNTY ROAD 245  
LAKE CITY, FL 32025

**2026**

14-4S-17-08354-010  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,974	100	
FOP	18	35	
TOTALS	1,992		1,980
			135,689

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%	- 2025	Heated Area: 1974			HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			135,689
TOTAL MARKET OB/XF VALUE			4,200
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			164,889
SOH/AGL Deduction			0
ASSESSED VALUE			164,889
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			113,478
TOTAL JUST VALUE			164,889
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			161,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/2301	8/25/2025	QC	U	I	11	100
GRANTOR: WILLIAMS MELISSA JO						
GRANTEE: WILLIAMS MELISSA						
1527/1573	11/14/2024	WD	U	I	11	100
GRANTOR: ROPER WAYNE						
GRANTEE: ROPER MELISSA J						

EXTRA FEATURES																
L N	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	0081	DECKING WI	0	100	0	0		1.00	UT	400.00	2022	2021		100	400	
2	0296	SHED METAL	0	100	0	0		1.00	UT	800.00	2022	2021		100	800	
3	9947	Septic	0	100	0	0		1.00	UT	3,000.00			3	100	3,000	

TOTAL OB/XF										4,200						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			05/06/2026			MLU										

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,-10] W62 S27 E15 N2 E6 S2 E8 S13 E24 N13 E9 N27 \$
FOP=[ORIG=-47,15] E6 S3 W6 N3 \$

LAND DESCRIPTION										TOTAL OB/XF										4,200						
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		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,000									