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
455 SW ARCHIE GLN
LAKE CITY, FL 32024

2027

14-4S-17-08354-010

BUILDING CHARACTERISTICS

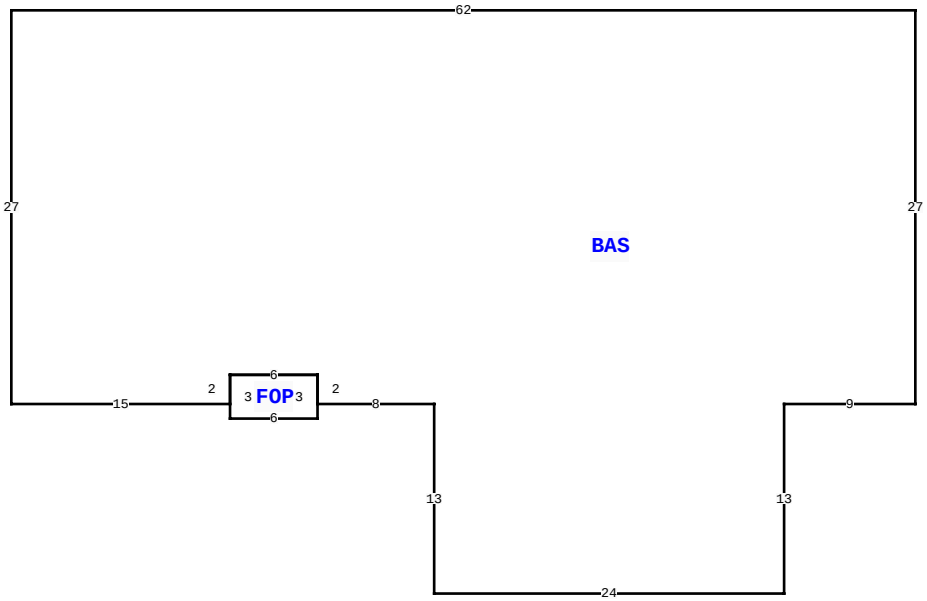
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100		1,974	133,834
FOP	18	35		6	407
TOTALS	1,992			1,980	134,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,980	132.5500	123.27	244,075	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 2027 Heated Area: 1974 HX Base Yr



2876 SE COUNTY ROAD 245, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0081	DECKING WI	0	0	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2022	2021		100	800	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	134,241
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	163,441
SOH/AGL Deduction	0
ASSESSED VALUE	163,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,441
TOTAL JUST VALUE	163,441
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,889

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						

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

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	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,000							

REVIEW DATE 11/22/2021 BY CP Total Acres: 2.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS