E1/2 OF SW1/4 EX W 20 AC & EX TH FT & EX THE E 601.67 FT. ALSO BE NE1/4 OF SW1/4, RUN E 326.01 FT,

MELCHER FAMILY TRUST
364 NW DREAMER LN
WHITE SPRINGS, FL 32096

2027

18-2S-16-01642-006

BUILDING CHARACTERISTICS

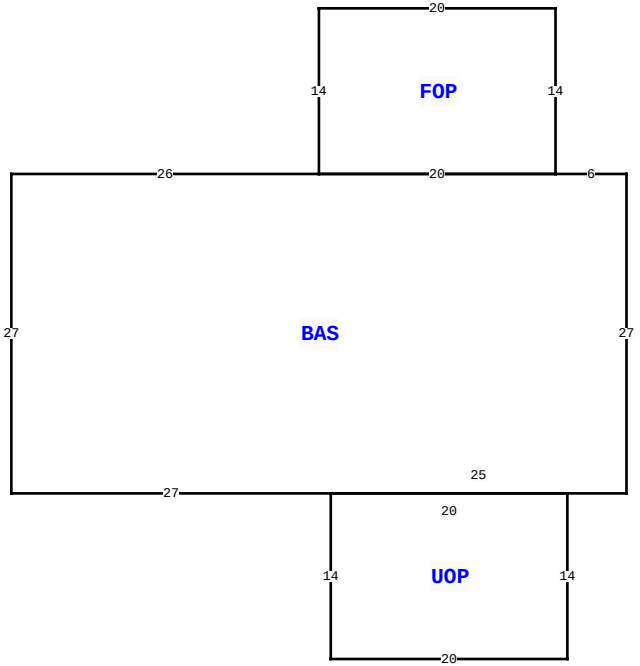
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	18216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	85,390
FOP	280	35		98	5,960
UOP	280	25		70	4,258
TOTALS	1,964			1,572	95,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,572	118.9000	110.58	173,832	1988	1988	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1404 HX Base Yr



364 NW DREAMER LN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
2	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
7	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	95,608
TOTAL MARKET OB/XF VALUE	16,700
TOTAL LAND VALUE - MARKET	84,335
TOTAL MARKET VALUE	196,643
SOH/AGL Deduction	0
ASSESSED VALUE	196,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,643
TOTAL JUST VALUE	196,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049895	Electrical Servic	0	05/21/2024
25604	M H	275	03/08/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/79	3/24/2022	QC	U	I	11	100
GRANTOR: MELCHER CURTIS J JR						
GRANTEE: MELCHER FAMILY TRUS						
1408/1110	3/13/2020	WD	Q	I	01	150,000
GRANTOR: STEPHANIE J ESTEP AKA						
GRANTEE: CURTIS J JR & LORRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S27 E27 UOP= S14 E20 N14 W20$ E25 N27 W6 FOP= N14 W20 S14 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 16,700

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	5.43	AC		1.00	1.00	1.00	6,000.00	6,000.00	32,580							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	9.41	AC		1.00	1.00	1.00	5,500.00	5,500.00	51,755							

REVIEW DATE 07/15/2024 BY tommy Total Acres: 14.84 Total Land Value: 84,335 Market: 0 Agricultural: 0 Common: 84,335 PRINTED 11/17/2026 BY SYS